



**2020
Gilbert**

**General Plan
Update**
COMMUNITY ASSESSMENT



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Introduction

Assessing the current status of the community initiates the important exchange of ideas about Gilbert’s future. Thus, the purpose of this Community Assessment document is to serve as a tool to guide the efforts of Gilbert residents, elected officials and Town staff in the preparation of the Gilbert 2020 General Plan Update.

The General Plan is the Town’s comprehensive long-range planning document that is used to guide the future growth and development of Gilbert. Therefore,

this Community Assessment reviews a wide variety of data and information that introduces the social, economic and physical landscape of the Town.

The findings drawn from this document will ultimately be used to stimulate further discussions, goal setting and policy-making efforts during the remainder of the Gilbert 2020 General Plan Update planning process.



How To Use This Document



This assessment is organized into nine logical thematic discussions or chapters. These chapters should be reviewed and used to gain an understanding of not only the context within which Gilbert has developed over time and exists today, but also the trends and factors that will influence the Town's growth over the next 20 years.



Benchmark comparisons are made within this assessment to aid in the evaluation of the information reviewed. Due to their geographic and socioeconomic similarities, Gilbert is most frequently compared to Chandler and Scottsdale throughout this report, although other benchmark comparisons are also made based on data applicability and availability.



The adjacent symbol is used throughout this document to denote key takeaways from the information reviewed. These baseline interpretations are simply made to generate thought, readers are further encouraged to utilize the information in this assessment to form additional conclusions about the implications of data in this document relative to planning for Gilbert's future.

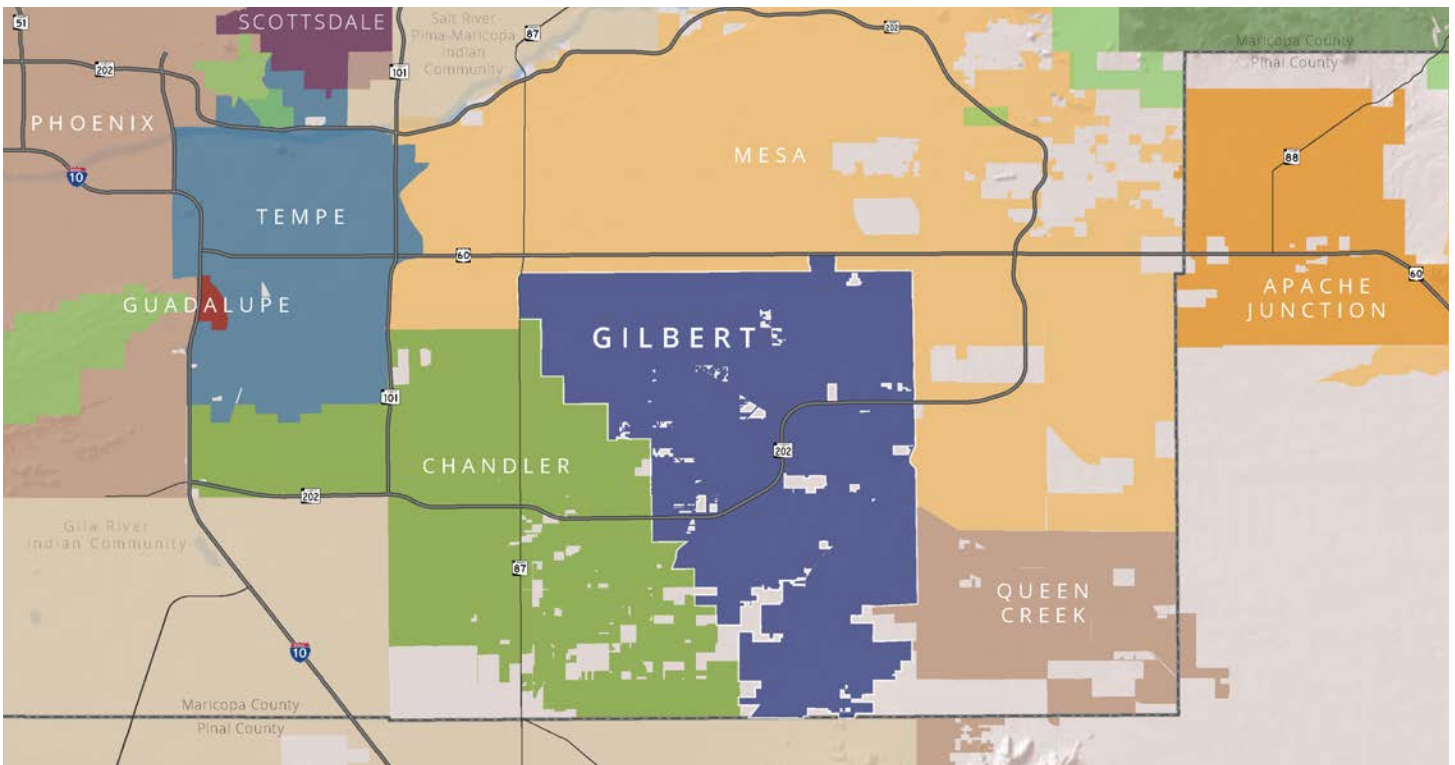


Figure 1 - Regional Context Map

U.S. Census Bureau; 2018 TIGER Shapefiles

Community Context

Located in the East Valley of Maricopa County, the Town of Gilbert consist of 68 square miles and an ultimate planning boundary of 73 square miles. The Town is landlocked, surrounded by Mesa to the north and east,

Chandler to the west, Queen Creek to the southeast, and the Gila River Indian Community to the South. The composition of these border communities creates a finite boundary to Gilbert's outward growth and thus has

placed a greater attention over the years not only on the type of development that occurs within the Town, but also the quality of that development.



Since the late 1990's the Town has experienced a significant amount of change – including strong growth and steady population increases up to the Great Recession. Following the economic slowdown, Gilbert was one of the earliest communities to recover, experiencing steady population and employment gains since 2010. Through this growth, Gilbert has managed to preserve the Town's high quality of life and has been nationally recognized with multiple positive rankings and accolades that help to characterize what makes this community exceptional.

Figure 2 - Gilbert Recognition
As Noted



Community Input

In association with the 2020 General Plan Update effort, a Public Participation Program was developed. This program includes various opportunities to gather direct input from the community to further inform and provide deeper insight into Town achievements, needs, and concerns.

As part of this initial Community Assessment phase, specific public

engagement techniques that were deployed included creating a user-friendly project website, conducting a community-wide online survey, offering a robust online mapping tool, and hosting a community workshop. To help promote the use of these engagement opportunities, a social media campaign was also launched.

The following is a brief summary of the public feedback collected to date through these various channels. For a detailed summary of each engagement effort and associated public comments, please see the Community Assessment Public Involvement Summary report.

Community Workshop 1 - The workshop was the first in a series of workshops that will be conducted throughout the General Plan Update process. The goal of Community Workshop 1 was to engage those community members who may not prefer to use web based involvement tools and provide them with equal

opportunity to share their input on planning for the Town's future.

About 10 people attended and participated in the Workshop. Attendees were able to actively participate in six different stations to give input and feedback on how they live, enjoy, move, work, and play in Gilbert. For consistency

in the analysis of feedback, each station included interactive display boards where attendees could place sticky dots or sticky notes to provide their input on similar survey questions and mapping topics to those that were posed to the public online.

The following is a summary of the comments collected from each Workshop station.

Live in Gilbert:

- What type of development should the Town encourage over the next 20 years to accommodate projected population growth? *Responses: Dispersed single family development, job creating uses.*
- What attributes are most important for future housing in Gilbert? *Responses: Entry Level/First time buyer, market rate.*

Places in Gilbert:

- What places do you love in Gilbert? What Places would you like to see change in Gilbert? *Responses: Love Heritage District, Riparian Preserve, Freestone Park / Change parking in Heritage District, San Tan Village congestion.*

Move in Gilbert:

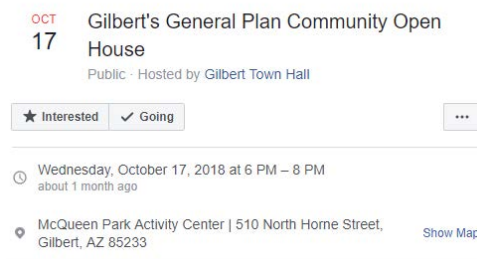
- What is Gilbert's most important transportation issue? *Responses: Congestion, lack of bicycle facilities, parking availability.*

Work in Gilbert:

- What type of jobs do you hope to see in Gilbert in the future? *Responses: More aerospace, advance technologies, manufacturing, recreational, agriculture / Less retail, dairies, heavy industrial.*

Play in Gilbert:

- How do you and your family recreate in Gilbert? *Responses: Trails, Riparian Preserve, Rec Center Classes, Downtown Concerts.*



Online Survey - Almost 400 people participated in the online community survey that was linked to the 2020 General Plan Update website and shared through social media. Residents had access to the survey for a month from October 18, 2018 to November 19, 2018.

The following is a partial summary of the results from the survey. To provide beneficial context, the remaining survey results are distributed throughout this document in association with their most comparable subject heading.

The adjacent icon is used within this document to highlight where results of the 2020 General Plan Update Community Survey may be found.



Visioning Process: *Visioning is a critical step to articulate the shared values of Gilbert residents. The adjacent Vision Statement and associated values are expressed in the current 2012 Gilbert General Plan. The following survey question was presented to community members to explore what values may need increased attention in the future.*

2012 General Plan Community Vision

Gilbert, a safe, healthy, clean, attractive, family-oriented community that embraces our Town's heritage yet recognizes the opportunities of the future without sacrificing the resources of today. Gilbert will continue to grow into a Town with:

- A vibrant and dynamic business climate
- Excellent educational opportunities
- A sense of community and neighborhoods
- Cultural amenities
- Environmental stewardship
- Diverse recreational opportunities
- Enduring architecture and design
- Sustainable practices
- Efficient transportation



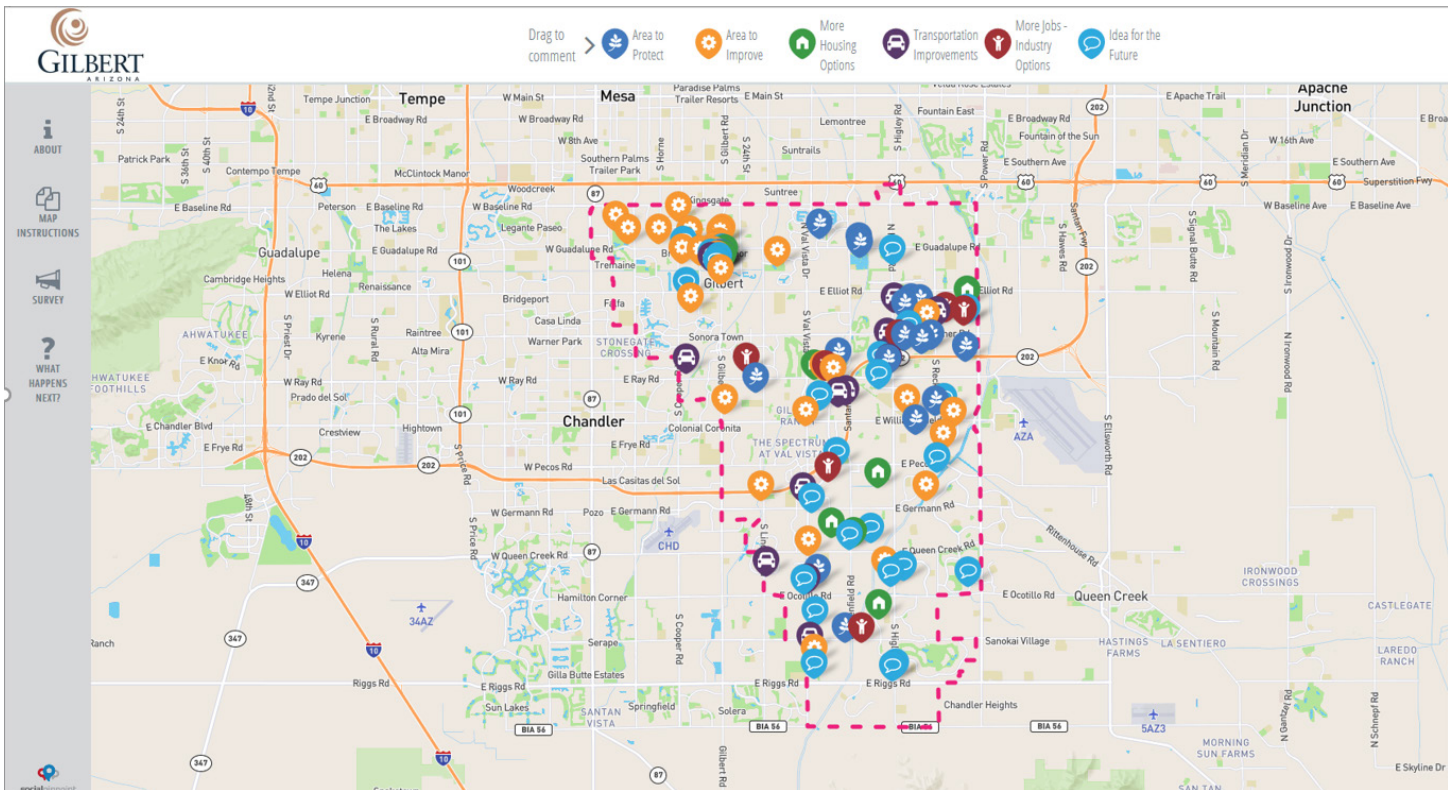
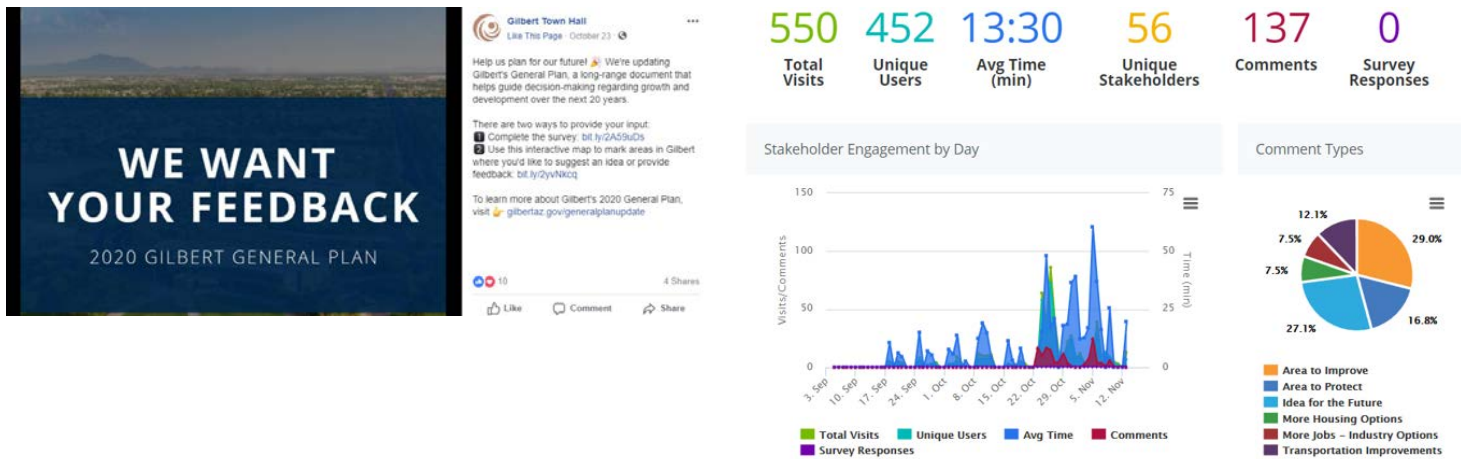
Which of the following values are in need of increased attention in Gilbert, as stated in the 2012 General Plan Vision?

2020 Gilbert General Plan Update Community Survey Response



Online Mapping - Social Pinpoint, an online geographic based, community engagement tool was utilized after Community Workshop 1. This tool allowed residents an opportunity to utilize their desktop, laptop, tablet or mobile device to post or “pin” location-based feedback on an interactive map of the community, helping to more clearly identify areas of focus, growth, or redevelopment. In addition, Social Pinpoint provided an opportunity for

the community to provide input in case they were unable to attend and participate in the Community Workshop. Social Pinpoint was opened from October 18, 2018 to November 19, 2018. There were 550 visits and 137 comments. The average time it took to provide feedback was about 13 minutes. Below are a few images from the Social Pinpoint site followed by specific comments from each pin (discussion) topic.



The following details specific comments that were posted or "pinned" under each discussion topic presented within the online mapping site.

Area to Protect:

- Please continue to protect and improve the Preserve
- Need to protect and support small local stables and farms that provide places for the community to learn and play (e.g. the stables on the SE corner of Val Vista and Riggs).
- Thank you for the many Trail Crossing stop lights around town.
- Protect the Cooley Station vision as a dense community where people can live, work and play.

Area to Improve:

- I would like to see more local shops like downtown Gilbert. (Local yoga, coffee, pizza, etc. places that people can bike to)
- Noise ordinance between midnight and 6 a.m. for the train horns at intersections.
- Park seems to be getting run down, some refresh and more amenities.
- I would love to see more trail improvements such as lights, aesthetic features, underpass crossings.
- Please add a paved sidewalk. We have few pedestrian and bike-safe routes around here that lead to Southeast Gilbert.

More Housing Options:

- Mixed density with higher density near commercial with walkable services.
- Diversity of Housing
- If this area is going to be turned into housing, make it single family homes (and preferably with yards). Too many apartments will congest this area that is not prepared to accommodate them, and they are ugly.

Transportation Improvements:

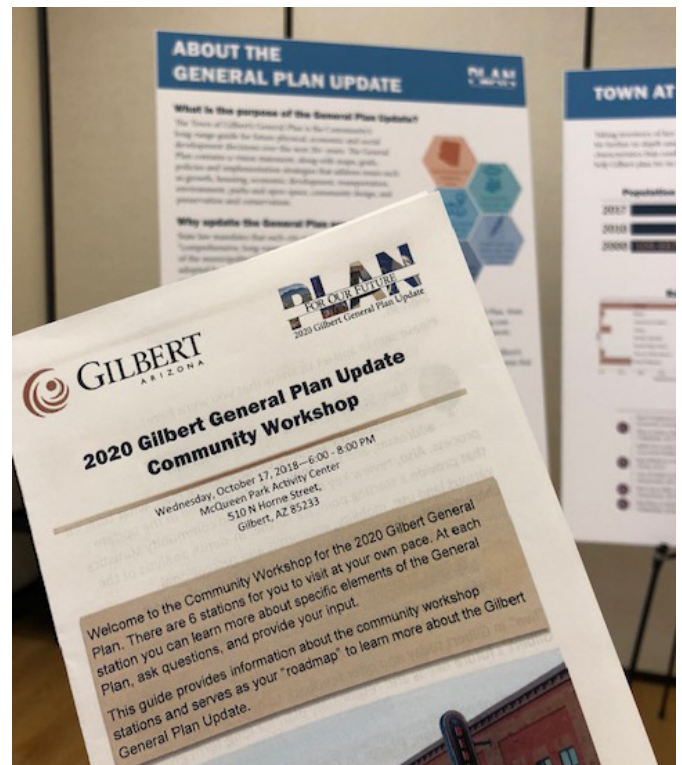
- Please provide pedestrian crossing to Silos and Lakes.
- Please bring a Tesla Supercharger for East Valley owners and travelers.
- This area is very congested and bottle-necks every morning. We need 2 lanes on both sides of Recker between Warner and Ray. There is so much school traffic, and it is dangerous.
- Need a longer or more responsive left turn arrow for turning left from Lindsay onto Baseline.
- Higley and Germann Intersection needs traffic safety improvement. Frequent site for car accidents and fender benders.


More Jobs- Industry Options:

- Bring local businesses, not more chains.
- Preserve planned land for jobs, stop with the high density cluster homes.
- Stop allowing employment land uses to be rezoned for residential, especially high density residential.
- Develop major shopping entertainment restaurant center here.

Idea for the Future:

- No more housing! We need businesses and restaurants, shopping, even more office space for people who already live here.
- More local dining/shopping around Agritopia. It is a great concept (farm and residential combined) and should have more places to visit.
- Indoor activities for kids (e.g. gaming, skating, bouncing, videos). Ability to have fun exercise for kids and teens especially in the Summer.





Demographic & Socioeconomic Profile

This chapter documents Gilbert's 2017 baseline population, projected population, and the current socioeconomic profile. The information provides a context for examining development constraints and opportunities for a change in policies and programs over the next 20-year planning horizon.

Population Trends

In 2000, the population in Gilbert was just under 110,000. Since then, the Town's population has grown by approximately 118%, with the Maricopa County Association of Governments (MAG) estimating a population of 246,243 in Gilbert in 2017.

Similar to Gilbert, the cities of Scottsdale and Chandler also experienced large population growth since 2000 and Maricopa County was one of the fastest growing counties in the nation in the early 2000's. Since 2010, the rapid population growth rates dramatically declined across Maricopa County; However, Gilbert remained one of the top growing municipalities in the County with an 18% change in

population between 2010 and 2017. Conversely, the benchmark communities of Scottsdale and Chandler experienced closer to 10% population growth during that time.

Population Projections

As previously noted, like other east valley cities, Gilbert experienced a very high growth rate between 2000 and 2010, which catapulted the Town to become the 7th largest community in the State; in fact, Gilbert currently has a slightly higher population than Scottsdale, and is projected to have a higher population until approximately 2020 (**Figure 3**).

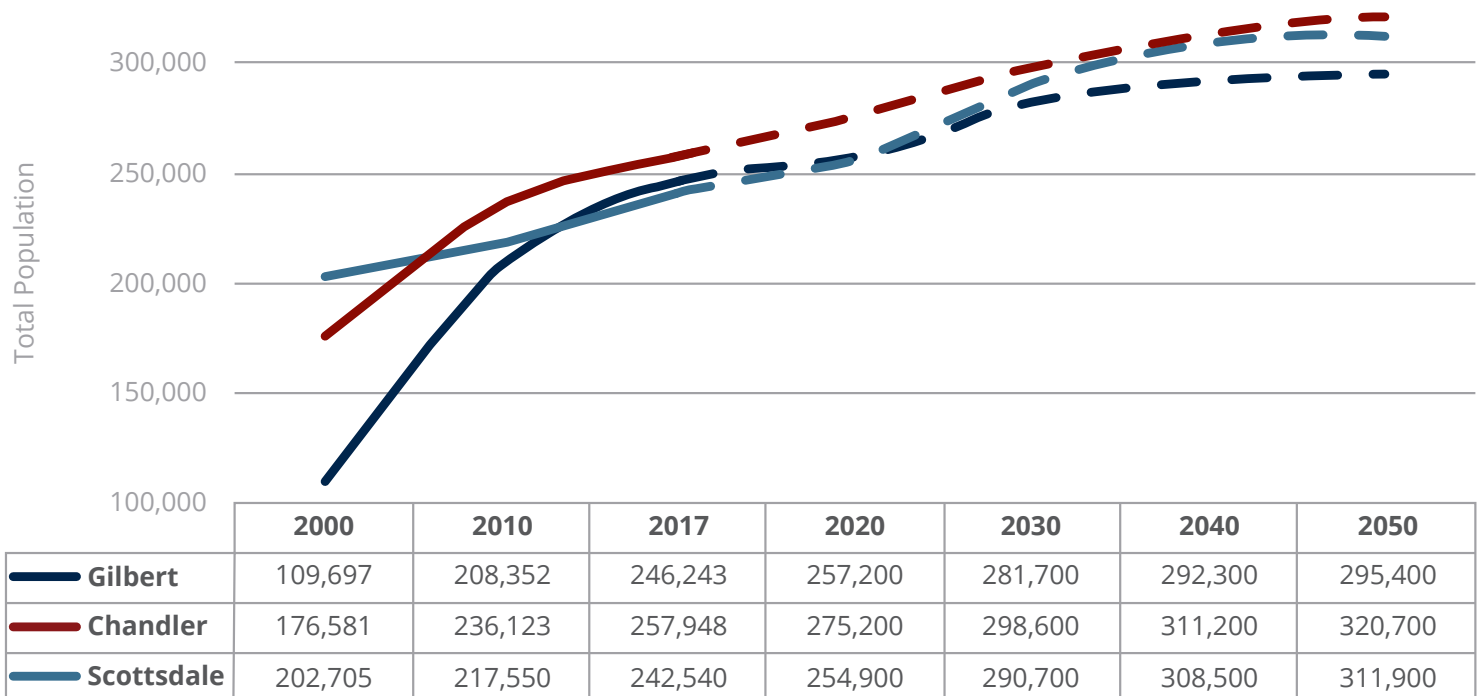
MAG's 2017 growth forecast for Gilbert predicts this steady population growth rate will continue, although to a lesser degree, through 2030. Between 2030 and 2040, MAG estimates this growth rate will continue

to level off and remain relatively flat between 2040 to 2050 (**Figure 3**). From 2020 to 2030, MAG estimates that the Town's population will grow by 9.5%, but will then slow to a growth rate of 1.1% between 2040 and 2050.

While the Town's rate of growth is expected to continue to slow over the coming decades, growth will continue, reaching a projected build-out population of 330,000. However, according to MAG's population projections, build-out will not occur until sometime beyond 2050.

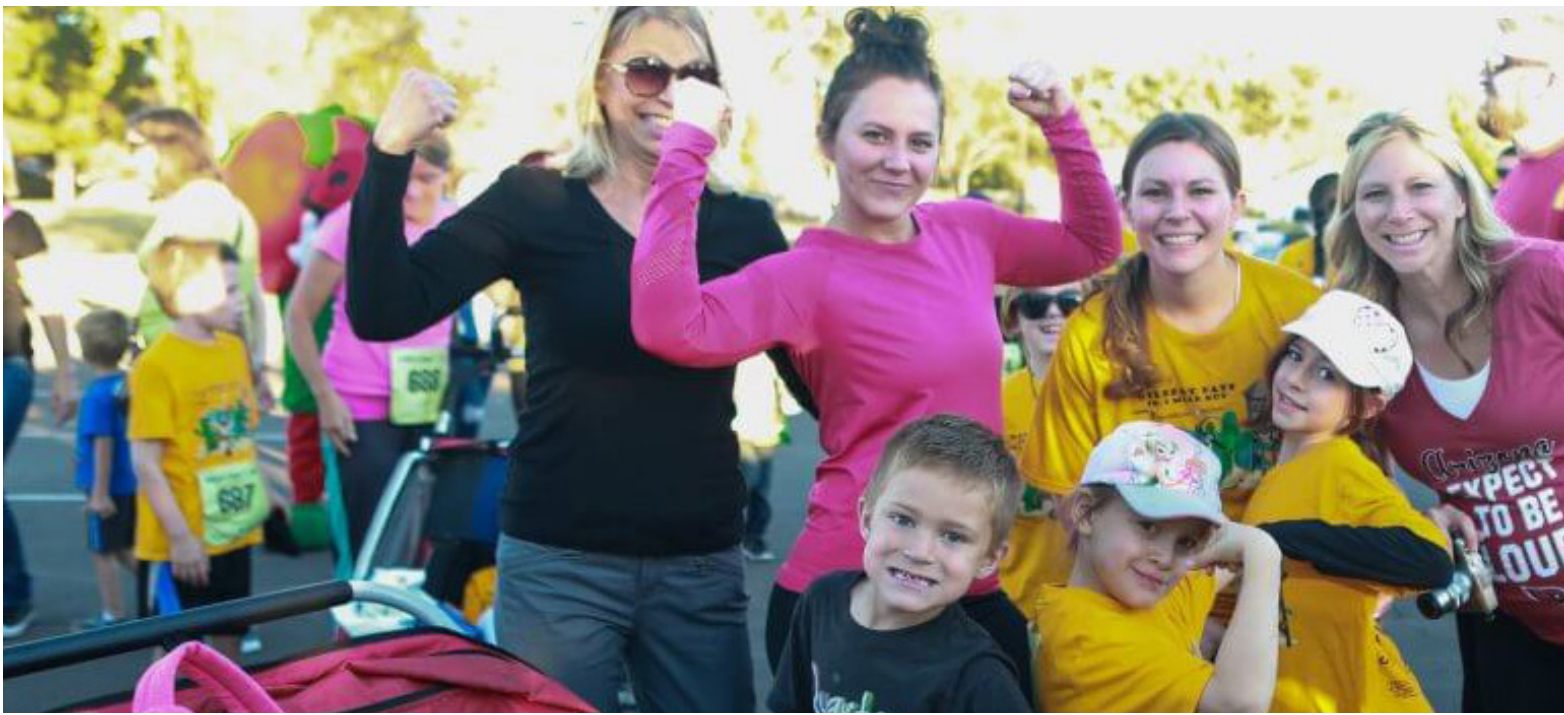
Figure 3 - Population Growth & Projections

2000, 2010 Census/2017 ACS/MAG Socioeconomic Projections (2017)



While Gilbert's population continues to grow, the Town's rate of growth will continue to decline as availability of undeveloped land dwindles. This reality requires a need for new strategies to create capacity for anticipated growth while maintaining the same qualities and providing the same amenities that make Gilbert a desirable place to live.





Age Composition

According to the 2017 (1-year estimate) American Community Survey (ACS), the median age in Gilbert is 34.4 years old, two years younger than the median age in the County (36.4 years) and nearly three years younger than Chandler (37.3 years), but approximately 12 years younger than the City of Scottsdale (46.0 years). On the other hand, the median age within Gilbert has actually been rising over the years with a median age of 30.1 in 2000 and 31.9 in 2010.

Gilbert’s population is under 44 years old (68.7%) with young adults (20-44 years) making up the largest age group (34.8%) followed by the group of school age residents (5-19 years) at 25.4%. Approximately 9% of the Gilbert’s population is 65 years or older. While still a small proportion of the Town’s population, the number of residents over 65 years old has been rising since 2000. Further, the Town’s historically significant youth population (0-5 years) has steadily declined as the community has aged.

A closer review of the data substantiates Gilbert’s young, family oriented reputation. In fact, most of

Figure 4 - Age Group Composition

2000, 2010 Census/2017 ACS

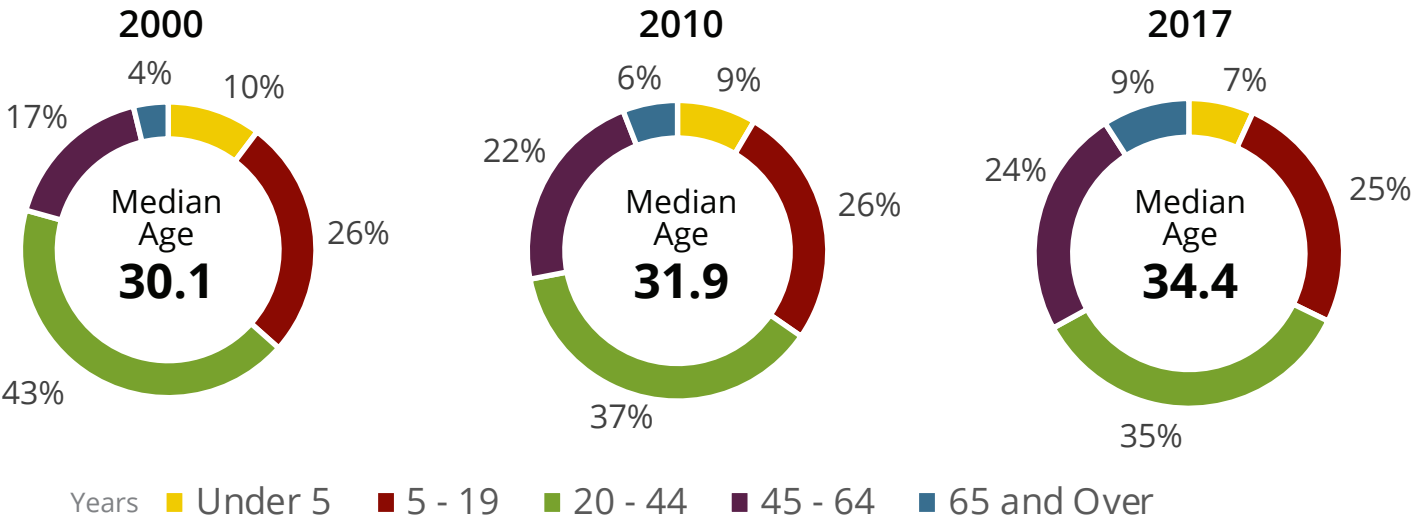
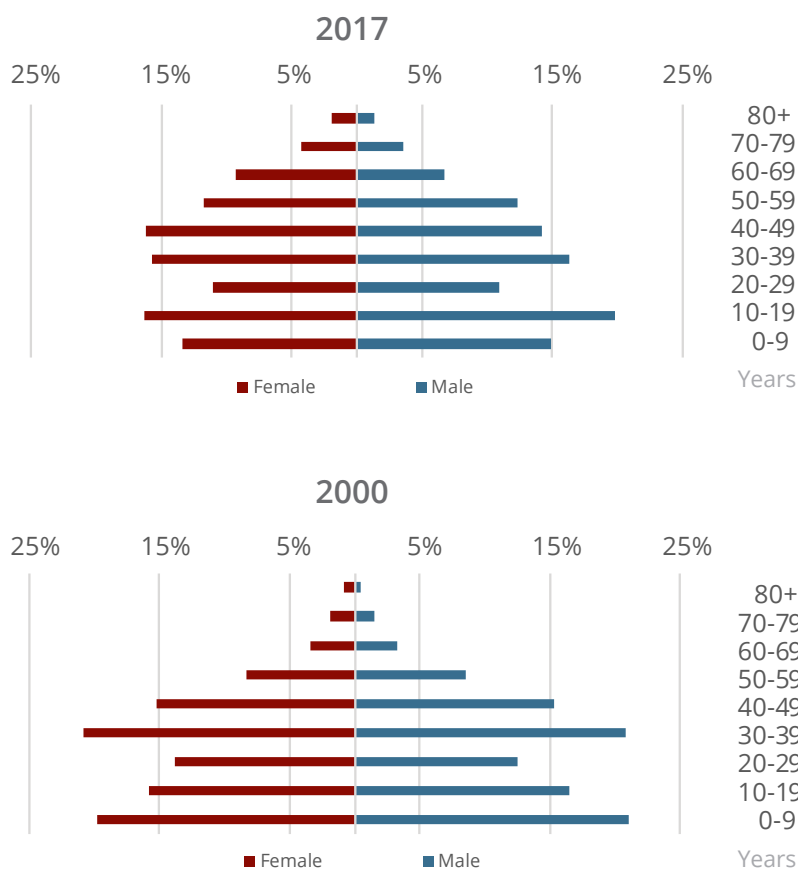




Figure 5 - Age Group Composition by Gender

2000 Census/2017 ACS



Population trends and shifts show that Gilbert, while still young overall, is getting older. Understanding the common and diverging needs of these population groups is thus critical to maintaining Gilbert's vibrancy over the long term. Gilbert will need to continue to put an emphasis on community services and urban amenities to meet the needs of the Town's primary population base; while simultaneously, provide lifestyle facilities, services, and opportunities for the aging population.



Race & Ethnicity

In terms of racial and ethnic makeup, Gilbert has not changed dramatically over the past 17 years and is less racially and ethnically diverse than Chandler and Maricopa County as a whole. As of 2017, 84% of residents in Gilbert identify as Caucasian, compared to 88% in Scottsdale, 77% in Chandler, and 78% in Maricopa County overall.

It is important to note that the US Census Bureau considers Hispanic/Latino an ethnicity, and not a race, and those with an Hispanic/Latino origin may identify themselves as any race. In 2000, the US Census Bureau identified that 11.9% of Gilbert's population had a Hispanic/Latino origin, indicating a 5.5% growth in the Hispanic/Latino population in Gilbert between 2000 and 2017.

National trends indicated that the U.S. will be more racially and ethnically diverse in the coming decades. While Gilbert has not experienced significant shifts in its racial and ethnic composition over the last decade, recognizing the unique needs of different racial and ethnic groups can help Gilbert adapt policies and programs based on cultural conditions and differences.



Household composition affects housing needs. Gilbert has a significant number of families, who typically look for larger dwellings. As a family-oriented community, Gilbert also has one of the largest average household sizes of any community in Maricopa County, so the need for traditional single-family detached housing will continue. However, the trending growth and change in the Town's demographic makeup (increase of single-person households and seniors) creates a demand for diverse types of housing choices and prices that are suited to people with different lifestyles.



Households

The 2017 ACS (1-year estimate) reported that most of Gilbert's households (71.6%) were family households, a higher proportion than some of the neighboring municipalities and the County as a whole (64.9%). About 39.6% of all family households were families with children which is nearly 10% higher than the County. Only 14.1% of the family households in Gilbert were single-parent families which is about 3.5% lower than the County (17.5%). Further, Gilbert has almost half as many elderly households (65+ years) at 14.8% compared to 24.4% for Maricopa County, but this proportion of elderly households has increased over the recent past on pace with Gilbert's aging population. Interestingly, Gilbert's portion of single-person households has also increased from 13% in 2000 to 20% in 2017. Although, this distribution of single-person households is still less than the benchmark communities of Chandler (24.7%) and Scottsdale (34.4%).

Figure 6 - Race & Ethnic Composition

2000, 2010 Census/2017 ACS

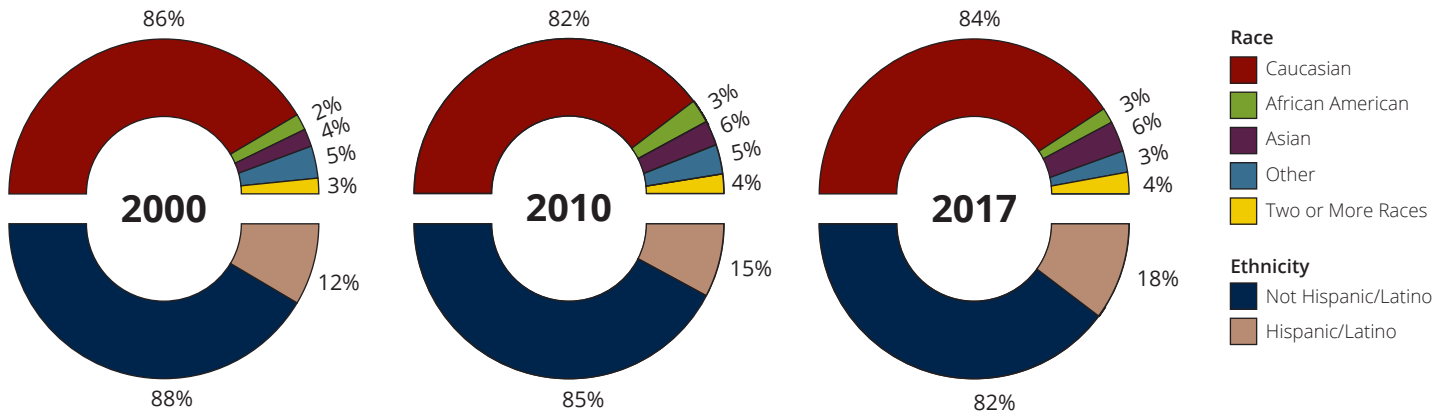


Figure 7 - Household Composition

2017 ACS

Average Household Size



Family Households

72%

**Of All Households
Consist of Two or
More Individuals**

Elderly/Single Households



**% of Elderly &
Single-Person
Households
Has Increased**



Land Use & Community Form

Land use planning establishes the foundation that shapes a community's identity and character. Collaboratively examining how we live today offers us the opportunity to identify Gilbert's future needs and responsibly plan for long term growth.

Existing & Future Land Use

One critical component of planning for Gilbert's future is examining the existing distribution of land uses vs. the planned distribution of land uses (**Figure 8**). This specific analysis helps to gain a clear picture of where Gilbert is today, how the Town will grow over the next 10 to 20 years, as well as determine if that growth will meet the comprehensive needs of the community overall.

The distribution of Gilbert's existing land uses was analyzed based on MAG's existing land use data. Not surprisingly, most development in Gilbert today is devoted to single family residential, which accounts for 55% of the Town's total Planning Area. Multi-family residential development accounts for 2% of

Gilbert's Planning Area. The composition of non-residential uses in Gilbert consists of 6% other/public employment, 4% commercial, 2% industrial, and 1% office. A total of 9% of the Planning Area is dedicated to open space, however, this number is artificially high because some of this land is more closely associated with public facility type uses. As a historic farming community, portions of Gilbert still remain under agriculture production (9%) or are vacant (7%).

Comparing Gilbert's existing land use footprint to the Town's General Plan (or future) land use plan identifies some noteworthy distinctions. To facilitate this comparison, the land use classifications within Gilbert's General Plan land use plan were combined

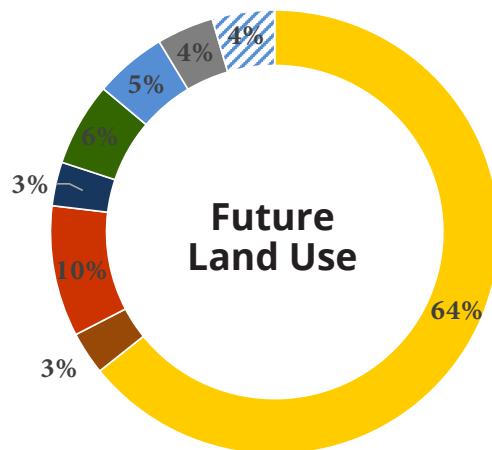
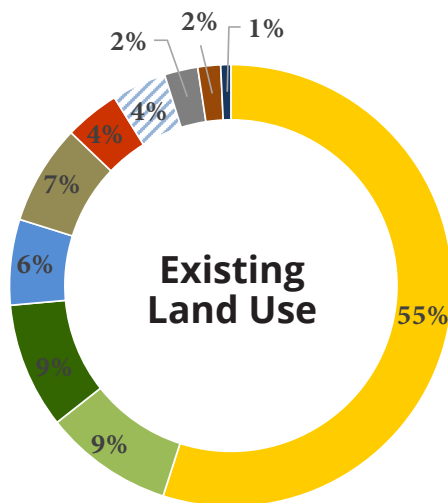
to align with MAG's land use classification system. Given the General Plan land use plan is a snapshot of Gilbert at build-out, the most notable change is the redistribution of vacant and agricultural lands into alternative land use types. In the future, single-family residential

development continues to be the most prevalent land use type, accounting for 69% of the total Planning Area. Employment uses (Industrial and Office uses) will double to combine for 7% of the Planning Area. Commercial uses will see the greatest change, increasing 2.5 times to 10% of

the Planning Area. Open space land use will reduce from 9% to 5% of the Planning Area, however this change is primarily a result of more accurately allocating some existing open space land uses to public facility type uses.

Figure 8 - Land Use Distribution

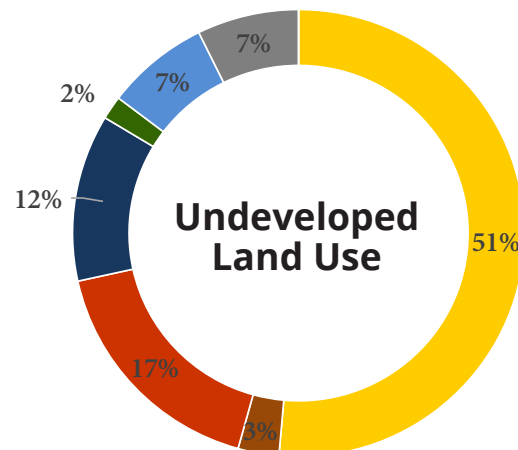
MAG/Town of Gilbert/Michael Baker



- Single Family Residential
- Open Space
- Vacant
- Transportation
- Multi Family Residential
- Agriculture
- Other Public/Employment
- Commercial
- Industrial
- Office

Figure 9 - Undeveloped Land Use Distribution

MAG/Town of Gilbert/Michael Baker



As a land locked community with little undeveloped land remaining, Gilbert's ability to grow out as it has in the past is finite. Much of Gilbert's traditional suburban growth and development pattern is anticipated to continue to occur where undeveloped land exists today, in the eastern and southern portions of the Town. However, as readily available land decreases, the Town will experience a greater focus on infill and redevelopment project types. This dynamic, along with the changing needs of the community relative to population demographics, retail demand, and employment growth places a greater emphasis on reevaluating the distribution of future land uses within the community to determine if that composition will contribute to preserve Gilbert's quality of life in the future.



Figure 10 - Existing Land Use Map

MAG 2016

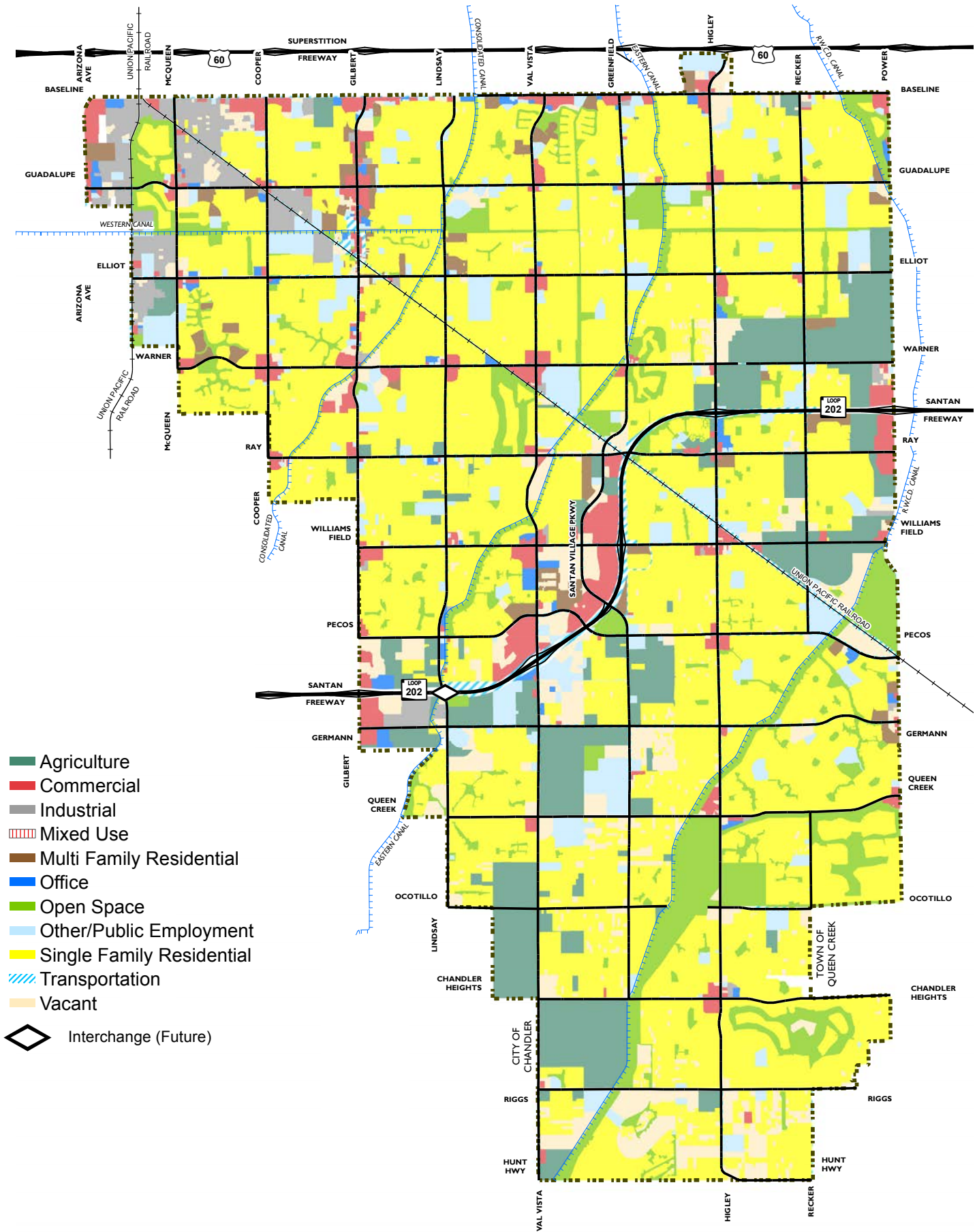
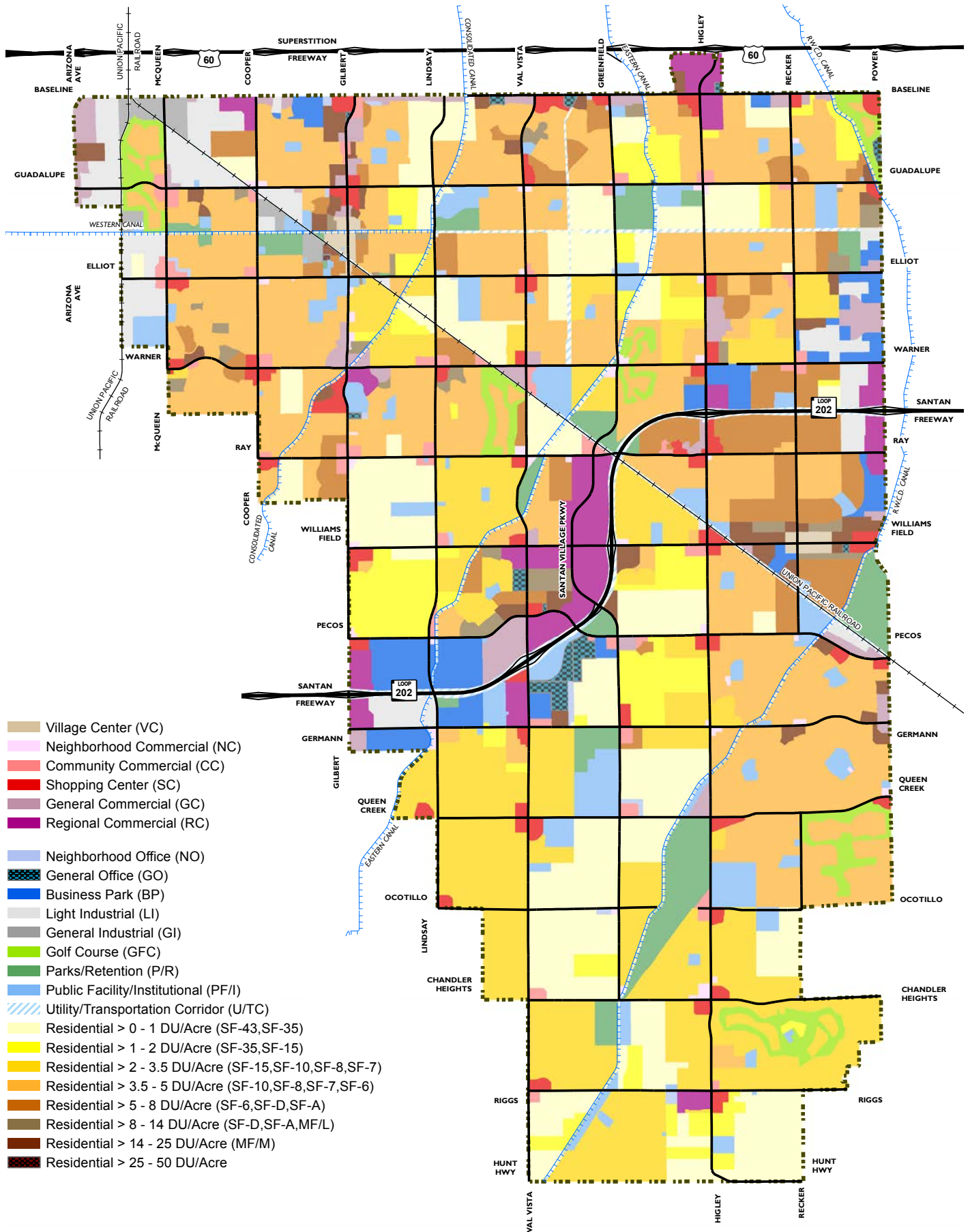


Figure 11 - Future Land Use Map

2012 Gilbert General Plan



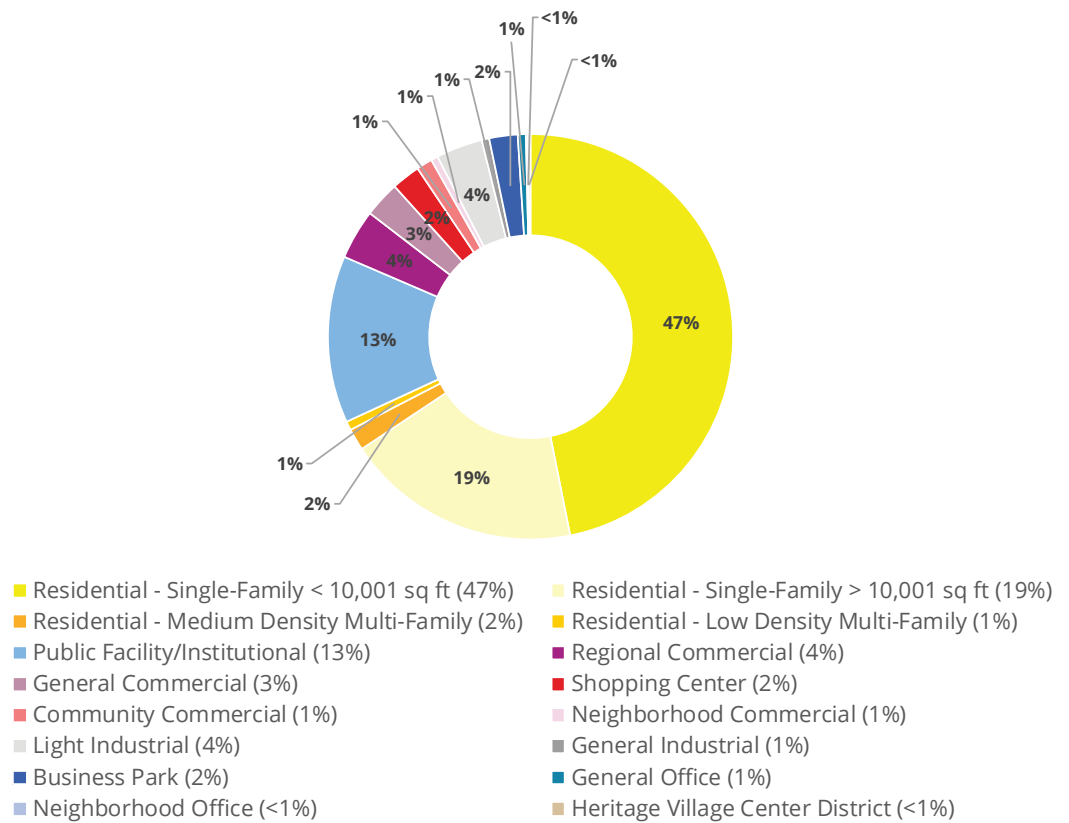
Zoning

Zoning is one of the primary means by which cities implement their General Plan-Land Use Plan. Therefore, it is beneficial to examine the composition of the Town's zoning districts and zoning map in order to evaluate how consistent long-range planning is with near term development.

There are currently 26 zoning classifications within the existing zoning code. In a generalized fashion, **Figure 12** shows that the current distribution of zoning districts is similar to the composition of the existing General Plan land use classifications, with residential properties, particularly single-family, accounting for the majority of the land area.

Figure 12 - Zoning Distribution

Town of Gilbert



Building Permits

Gilbert residential building permits are summarized below for the period 2013 through September 2018. The table includes comparable data for additional communities throughout Maricopa County. Within the East Valley, Gilbert at 1,174 is second only to Mesa at 1,950 in terms of total permit volume through September 2018, although, since 2013 Gilbert has experienced the greatest combined residential permit volume of all communities in this area of the County.

For 2018, Gilbert finished the year slightly below residential building permit totals for 2017. While more rural communities like Queen Creek have experienced upward trends in residential permits issued since 2013, Gilbert has experienced a downward trend. However, the Town is still experiencing a higher volume of permits than many other communities across the Valley.

Figure 13 - Intensity of Household Construction Timeline

U.S. Census Bureau

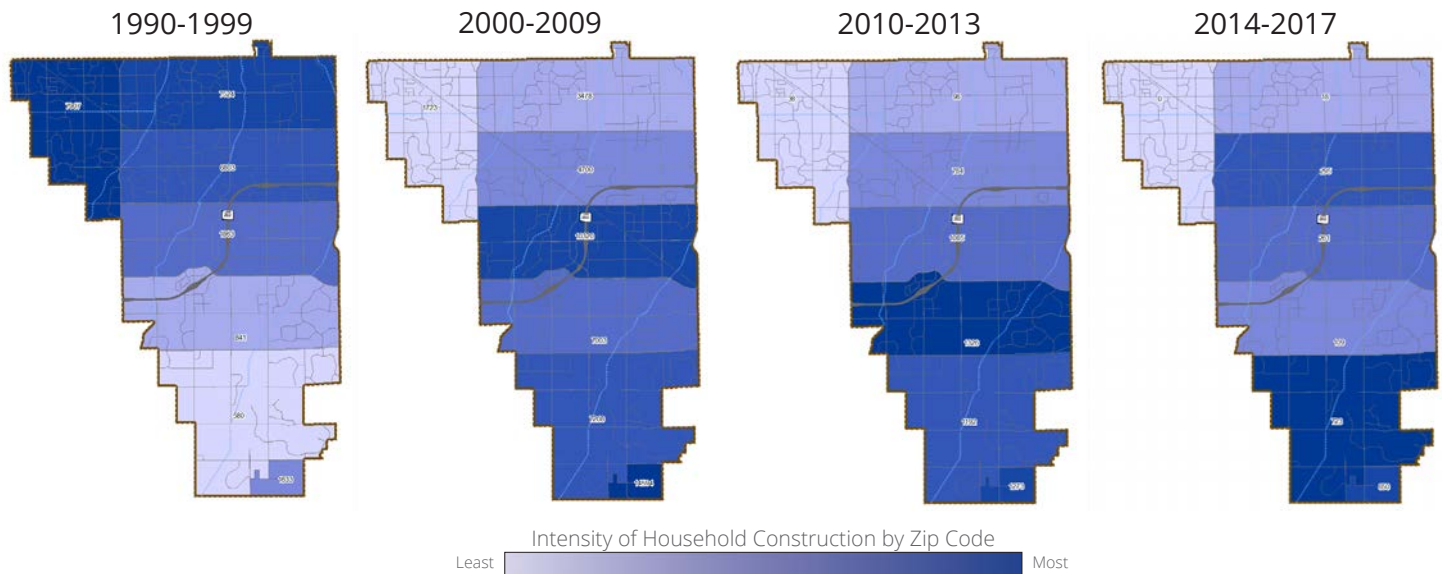
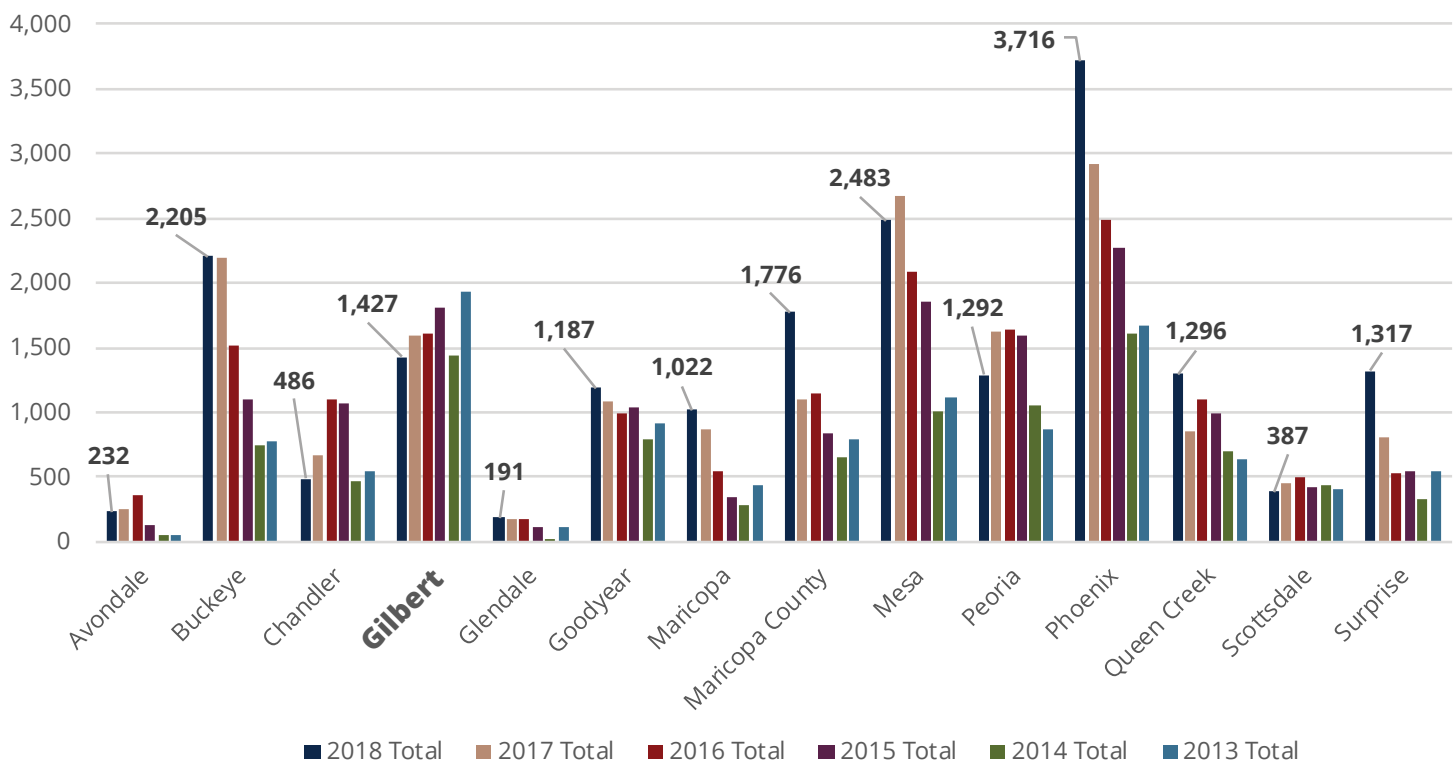


Figure 14 - Residential Building Permits

Home Builders Association of Central Arizona



Community Edge Analysis

Recognizing that Gilbert is impacted by more than what simply occurs within its Town limits, a community edge analysis was completed to view Gilbert holistically as it relates to adjacent community development patterns.

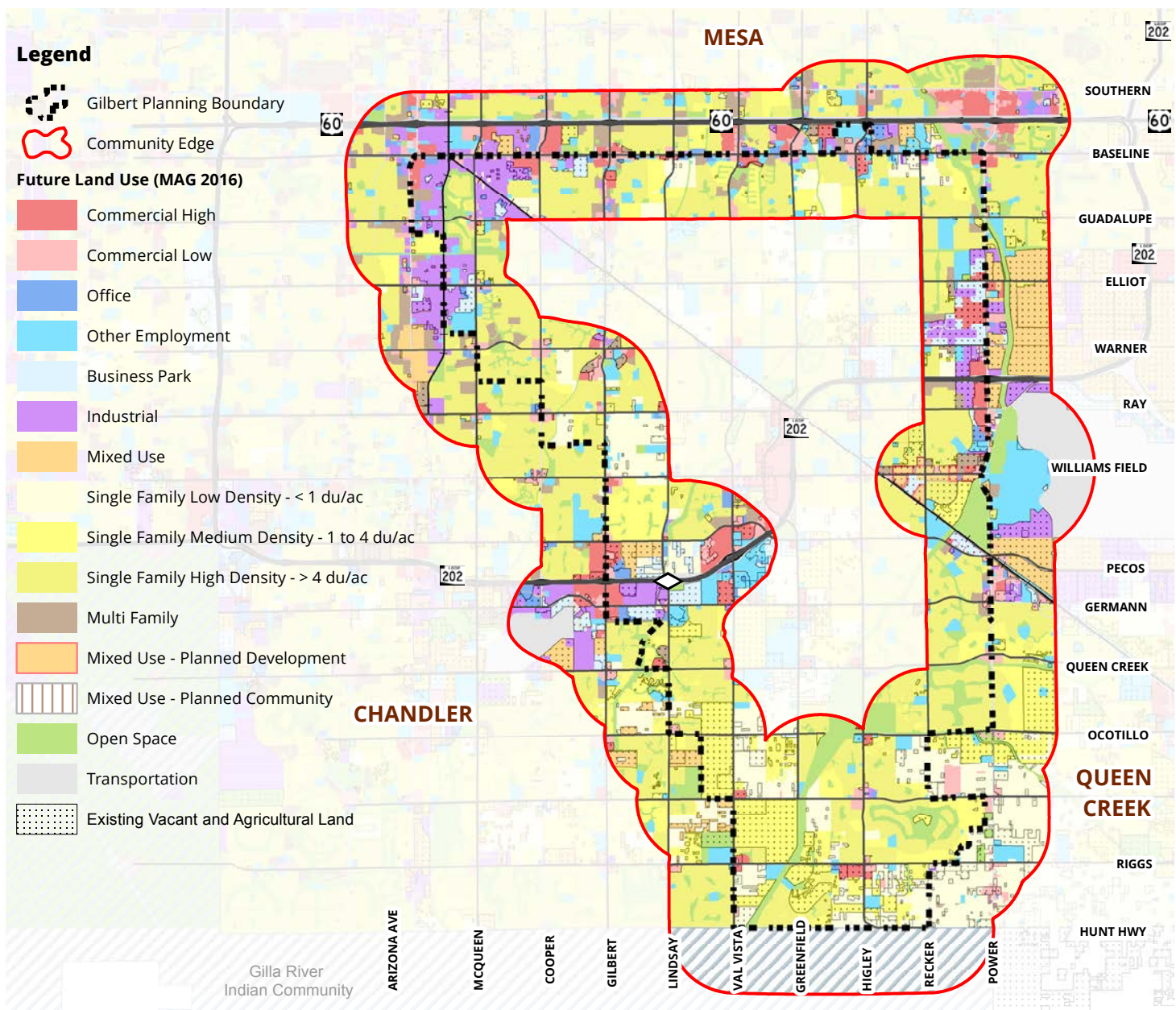
Since land use classification systems vary from community to community, MAG's future land use data (which defines land uses on a universal classification system for all communities within the Valley) was utilized to analyze the

composition of land uses along Gilbert's planning boundary. An approximate one-mile buffer was defined to visualize how Gilbert's long range planning designations compliment or conflict with the planned land uses of surrounding municipalities. **Figure 15** displays that overall, the more established neighborhoods along the western and northern edges of Gilbert exhibit a higher variation in land use types, but generally compliment and/or mimic the land

use patterns found in adjacent communities. Alternatively, the southern edges of Gilbert have a pronounced uniformity in terms of land use when compared to neighboring development. The eastern portion of the community is strongly influenced by Phoenix/ Mesa Gateway Airport, with the majority of land in Mesa slated for non-residential development. Gilbert also defines non-residential uses in this portion of the community, but to a lesser degree.

Figure 15 - Community Edge Analysis Map

MAG/Michael Baker



Rather than a boundary that divides Gilbert from its neighbors, the edge of the community should be viewed as a seam where neighboring municipalities and their planned land uses have a greater ability to positively interact. Gilbert's availability of undeveloped land in the southern portions of the community could offer an opportunity to contemplate more diverse yet complimentary land uses that support the needs of residents both in and outside of Gilbert. Conversely, given the concentration of non-residential land uses around Phoenix/Mesa Gateway Airport, the Power Road corridor will continue to be an active area as future development plans materialize.



What type of development should Gilbert encourage over the next 20 years to accommodate projected population growth?

2020 Gilbert General Plan Update Community Survey Response



Job Creating Uses

49%



Dispersed
Single-Family
Housing

46%



New &
Redeveloped
Commercial

32%



Mixed-Use
Development

9%



Compact
Multi-Family
Development



Community Design & Neighborhood Character

It is the combination of neighborhoods, buildings, and quality design that create a strong, memorable community.

Community Design

Since 1984, Gilbert has fostered a distinctive community character by focusing on the design quality of the built environment. When surveyed for input, citizens have responded with high satisfaction scores about Gilbert's quality of life. Good design has not only been good for business, it has strengthened the vitality of Gilbert's neighborhoods and has attracted development that positively contributes to the community character. The outcome of this long standing practice of design excellence and the promotion of quality development is reflected in the following sections that discuss the composition of housing, residential subdivisions, character areas, as well as art and culture within Gilbert.

Housing

Housing Units - In 2000 there were a total of 37,007 housing units in Gilbert, and by 2010, the housing stock nearly doubled to 74,907. As of 2017, the total number of housing units increased to 87,145.

Housing Type - Approximately 86.5% of housing in Gilbert is low density, single family, and primarily larger homes. Only 13.5% of Gilbert's existing housing stock is allocated to multi-family development (3 or more units per structure).

Housing Occupancy - Of the housing stock in Gilbert, 65.9% is owner occupied, 27.6% is renter occupied, and 6.5% is vacant. This displays Gilbert has a stable population base that is less transient than comparable communities such as Chandler (61% owner occupied/33% renter occupied) and Scottsdale (55% owner occupied/28% renter occupied).

Figure 16 - Housing Units & Occupancy

2017 ACS

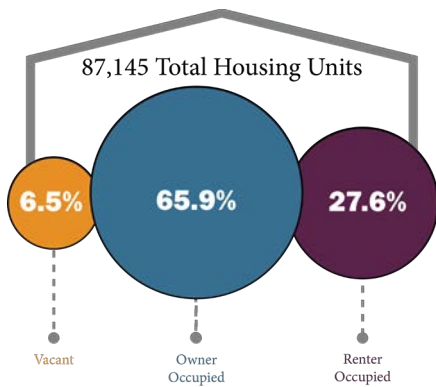
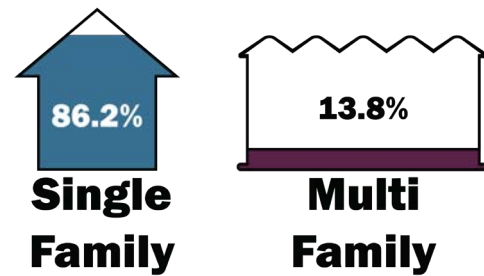


Figure 17 - Housing Type

2017 ACS



Housing Density

Gilbert has an estimated population density of just over 3,400 persons per square mile, which is relatively similar to other east valley cities, such as Chandler and Mesa. However, with a projected build-out population of 330,000, Gilbert will ultimately reach a population density of approximately 4,545 persons per square mile.

Across Gilbert, the density of development within Census Block Groups ranges from a low of 0.19 to a high of 14.85 housing units per acre. While there is variation in density amongst development in Gilbert, overall the Town's development context is

not very dense and generally suburban in nature due to the predominance of single-family detached units. Relative to Gilbert, residential development is generally denser in the northwest portions of Town, where development occurred earliest in the community. Housing density per Census Block group tends to lower in southern Gilbert where development has occurred more recently and where the greatest amount of undeveloped land currently exists. The only pocket of higher density residential development per Census Block Group is located near the SanTan Village regional shopping center and SanTan Motorplex.

Figure 18 - Population Density

2017 ACS

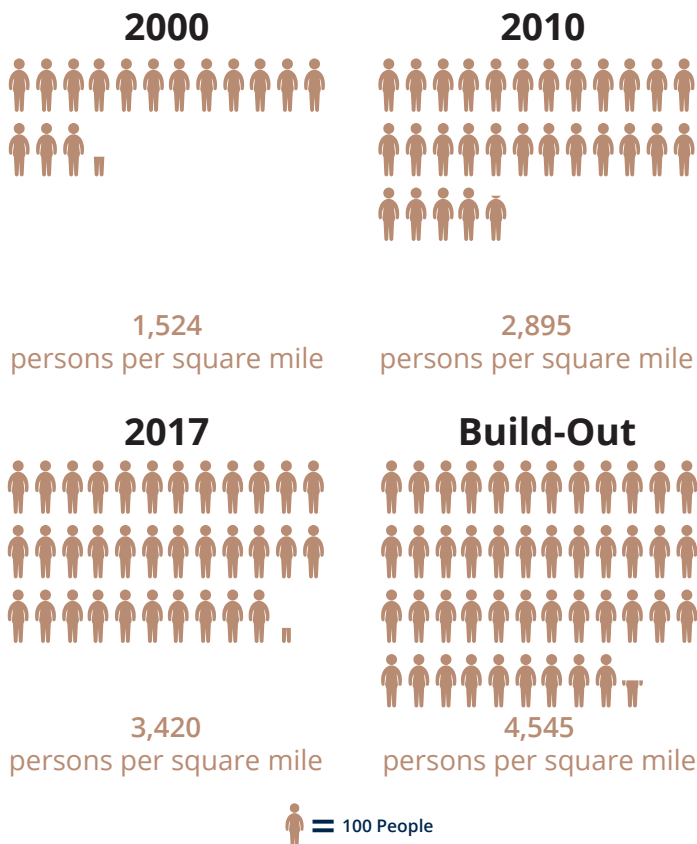
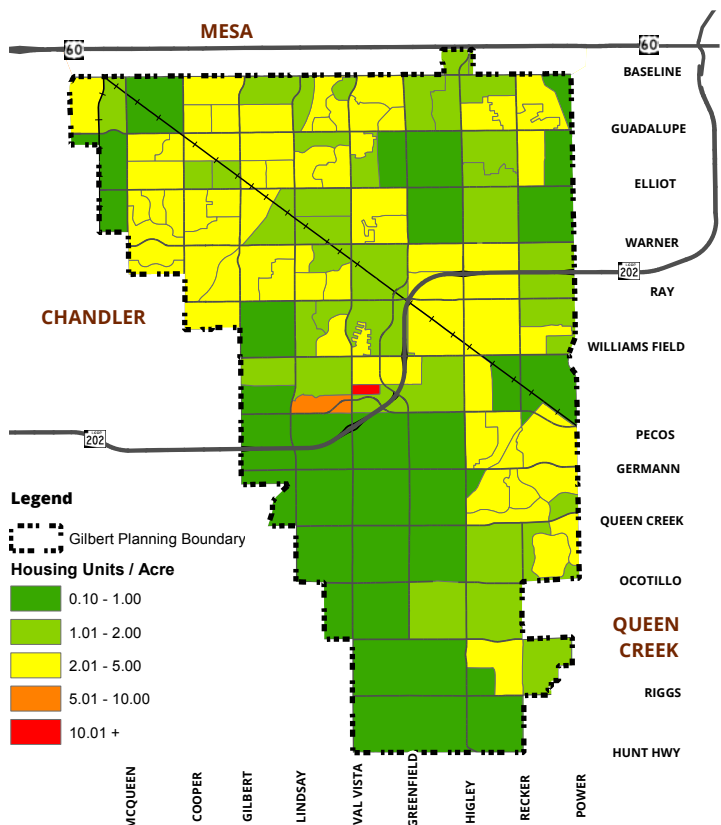


Figure 19 - Population Distribution

2017 ACS





Housing Value

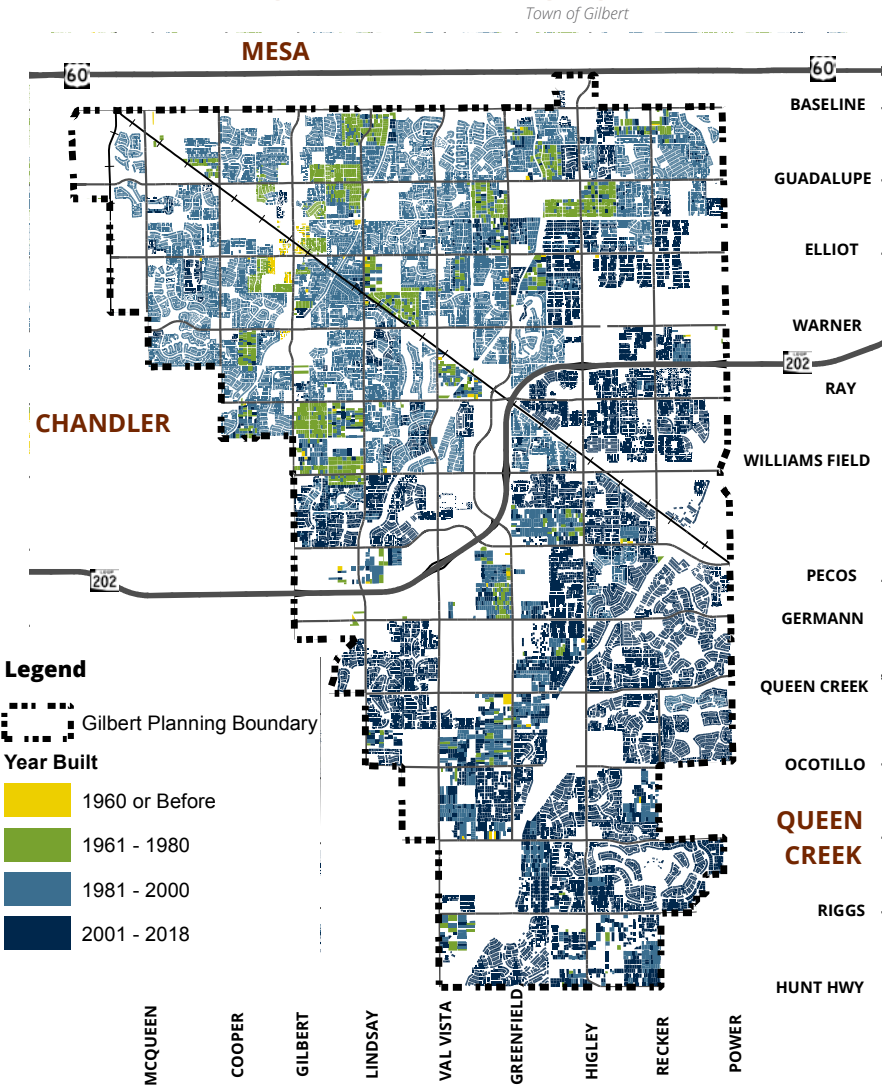
Gilbert's median home value is above most of the Town's neighboring communities at \$320,000, which is also one of the highest in all of Maricopa County. Further, 20% of homeowners in Gilbert are considered cost-burdened defined as spending more than 30% of their income on housing. This is slightly higher than the 19% seen in Chandler and lower than 24% experienced in Scottsdale.

Median rents are considerably higher in Gilbert than in both Chandler and Scottsdale. While higher rents are influenced by several factors, the limited supply of available rental housing in Gilbert and the type available (59.4% of renter-occupied housing is single-family detached) are two key drivers.

Housing Age

As it stands, over 55% of Gilbert's housing stock was constructed since 2000, while 40% was constructed between the 1980 and 1999. The housing growth patterns have shifted from north to south over time.

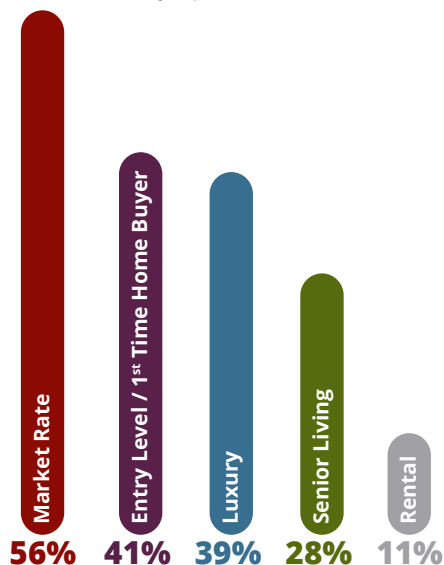
Figure 20 - Housing Age





Which of the following attributes are most important for future housing in Gilbert?

2020 Gilbert General Plan Update Community Survey Response



The growth in the number of housing units, coupled with the population increase, is confirmation of Gilbert's desirability. Further, the high owner occupancy rate in Gilbert indicates a population base that is stable and less transient in nature. Lastly, the continued emphasis on quality design has brought the citizen experience to the forefront of Gilbert's decision-making about new growth and development. Collectively, these factors help new and longstanding residents establish deeper bonds to the community and strengthen ties within their neighborhoods.

However, the lack of diversity in the Town's housing stock, low vacancy rates, and high median home value can impact the overall affordability of Gilbert. When communities become less affordable, this can hinder their ability to attract a varied workforce, which is often needed to recruit desired employers.

While development of new subdivisions continues throughout Gilbert, some larger subdivisions in Northern Gilbert are approaching 40 years old. As these neighborhoods age, application of revitalization and neighborhood stabilization policies will need to be considered to help maintain their character and vitality.



Figure 21 - Median Home Value
2017 ACS

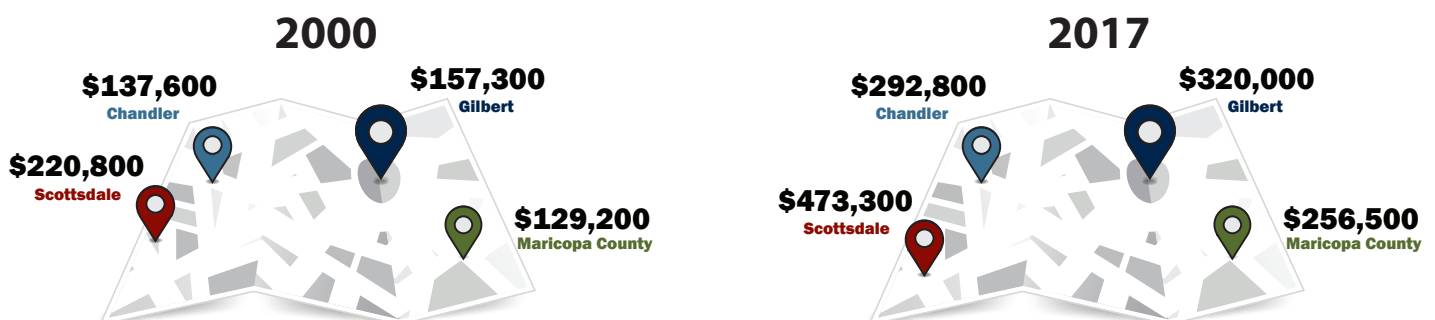
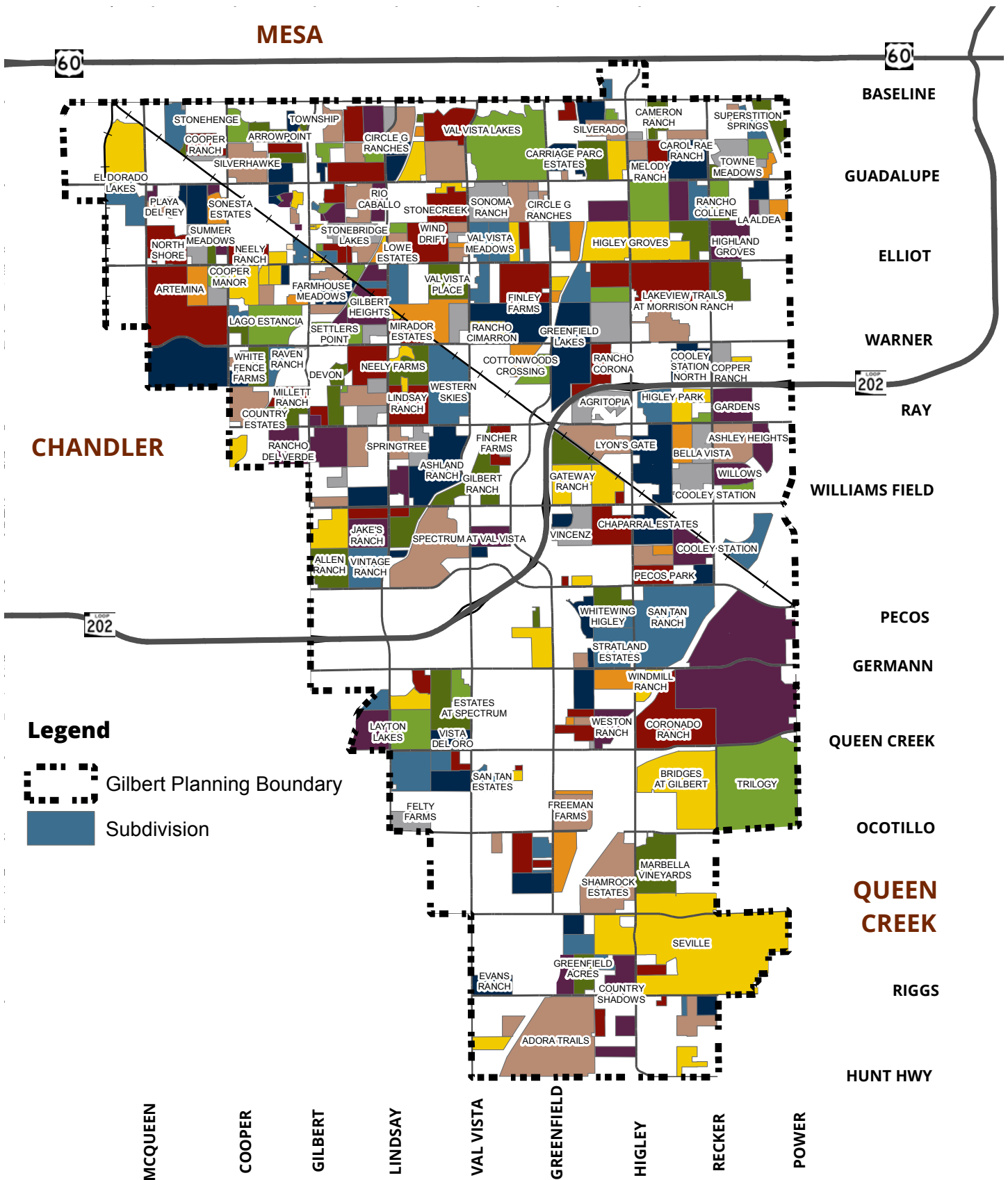


Figure 22 - Subdivision Map

Town of Gilbert



Residential Subdivisions

There are currently 193 subdivisions with Home Owners Associations (HOA) registered within the Town of Gilbert. The design composition of these subdivisions, along with the HOA management and maintenance requirements, all play a significant role in defining the overall development pattern and character of the Town. Northern Gilbert generally has smaller, older neighborhoods, while Southern Gilbert has many of the largest and newest neighborhoods.

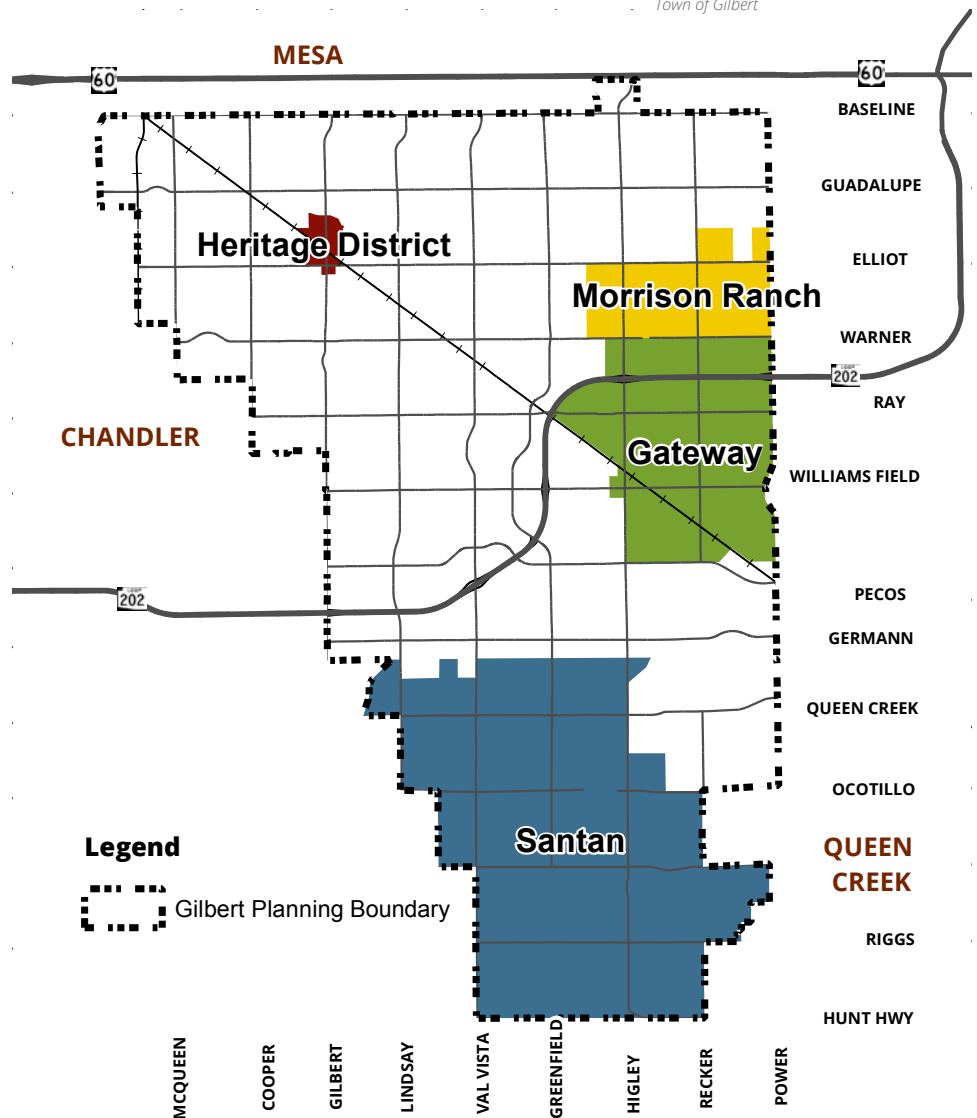


Figure 23 - Character Areas Map

Town of Gilbert

Character Areas

Gilbert is largely comprised of a compilation of many residential subdivisions that define their individual character through the application of housing type and design elements, landscaping, and other community amenities. In addition to the individual character of these subdivisions, the 2010 General Plan also defines four larger "Character Areas" that possess unique or special characteristics unlike any other in the Town. These areas include, the Heritage District, Morrison Ranch, Gateway and Santan. As further described on the following pages, all four areas have separate guiding principles that influence development resulting in a specific look, feel, and function.





The Heritage District is the downtown core and a major economic center. There is a mix of uses including retail, commercial, and residential. Once replete with old western style buildings, the area has become a blend of old, mid-century modern, and modern architecture with nostalgic building elements. The 2018 Heritage District Redevelopment Plan calls for adding a full range of multi-family housing to strengthen the downtown as a vibrant 18-hour district. Considering that significant employment concentration enhances the multi-family residential market in the Heritage District, the plan states that housing should be multi-generational and include options for varying incomes, ownership or rental, families and singles. The Heritage District has other innovative aspects such as a parking garage structure planned for 2019 that includes the ability to adapt into office structures if necessary as the area develops.

Morrison Ranch Character Area is a master planned community located in east Gilbert. It is planned around a rural agricultural theme promoted by a variety of land use types and residential densities, open grassy spaces, and iconic grain silos. The area is also influenced by the Phoenix-Mesa Gateway Airport, resulting in an enhanced concentration of technology focused employment uses along the Power Road corridor.





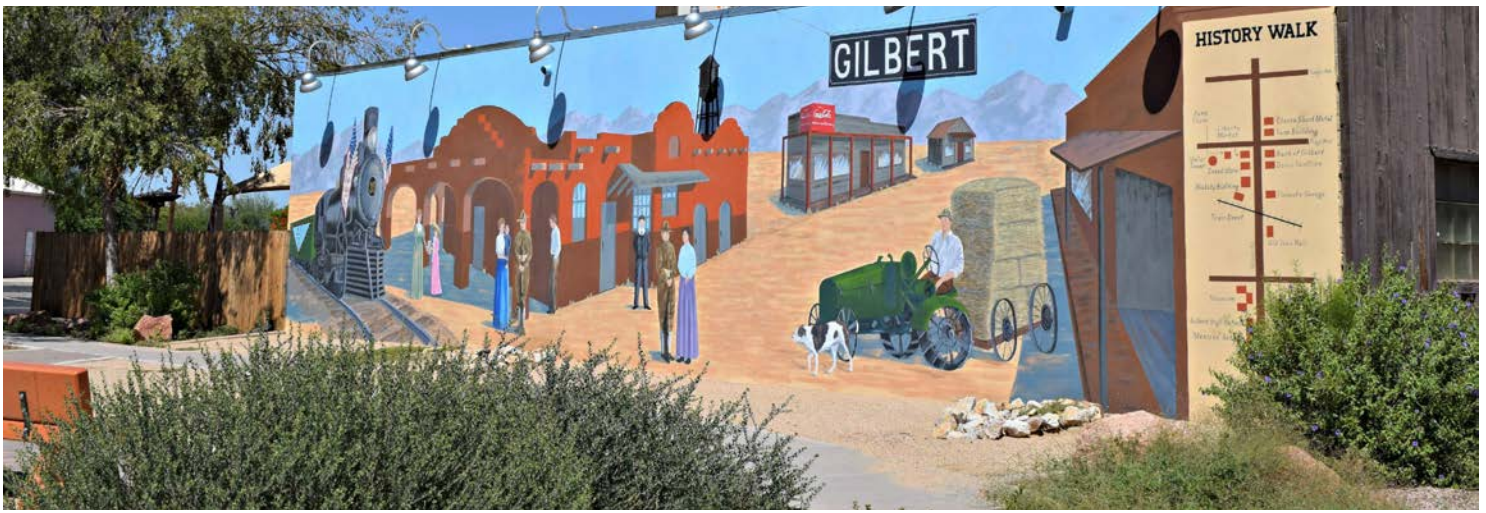
The Gateway Character Area is primarily envisioned as a collection of low-density, traditional single-family developments centered around a pedestrian-oriented village center. Located south of the Morrison Ranch Character Area in East Gilbert, much of the area has been developed into well designed communities that carryout the design policies established in the 2010 General Plan. This includes the nationally recognized Agritopia community, which offers multi-family, and multi-generational housing options, as well as community farming plots and retail developments within walking distance of traditional single-family development. Over the years, the Gateway Character Area has captured the neo-traditional feel of neighborhoods with the ability to walk to amenities, shops, school, and work. The Gateway Village Center will ultimately consist of commercial, office, retail, and multi-family uses that will include a green pedestrian corridor/plaza leading towards the future commuter rail transit center.



The Santan Character Area was originally established in 2000. The largest of all the Character Areas, it encompasses over 16 square miles in South Gilbert. This portion of Gilbert is a community of rich rural character and agricultural influence. Containing the greatest concentration of undeveloped land in Gilbert, this area is experiencing the greatest amount of development pressure.

Through the promotion of rural design themes, the development that has occurred in this area is a bit more homogeneous than the rest of the character areas. There is a greater preponderance of large lots with larger homes, however, some smaller homes on smaller lots, as well as condos, and multiple golf courses are present. The recently approved Gilbert Regional Park will be located here, and the area is bordered by the Gila River Indian Community to the south.





Arts & Culture

Arts and cultural activities play an important role in community life and have been a valued component of Gilbert over its 100-year history. The Town hosts multiple events throughout the year that brings residents together and supports Gilbert's cultural heritage. These include:

- Downtown Concert Series
- Veterans Day Ceremony
- Riparian After Dark
- Gilbert Outdoors Expo
- KA-POW! Superhero Adventure Run
- Gilbert Global Village Festival
- Gilbert Days Parade and Festival
- Gilbert Off the Street Festival
- Youth Fishing Day

Gilbert also has a wide range of art based organizations, resources, attractions, and activities that are a source of community pride and enrichment. Gilbert's growing art community is anchored near the Heritage District and the northern area of Town. Some of the various organizations, galleries, and performance venues that promote art-based efforts include:

- Art Intersection
- Hale Centre Theatre
- Gilbert Visual Arts League
- Gilbert Fine Arts Association
- Higley Center for the Performing Arts
- Gilbert Art Walk
- HD South
- Foundation for Arts and Culture Education (F.A.C.E.)



In 2017 the Gilbert Historical Society expanded their mission beyond being stewards of history to include art and culture. With this program expansion the Society also chose HD South as their new name and brand. HD South is still home to the Gilbert Historical Museum located in the Gilbert Elementary School, which is the only building in the Town listed on the National Register of Historic Places, but is now also an arts and culture center. HD South has opened Gallery 4 to showcase rotating art exhibits and is home to the Gilbert Visual Arts League.



Tourism

Gilbert is a family-friendly community that is complimented by an established agricultural heritage, growing local food scene, high quality retail developments, and unique recreation amenities. Some of the Town's most popular destinations to experience these qualities include:

- Agritopia
- Heritage District
- Riparian Preserve
- SanTan Village

Statewide, tourism is one of Arizona's most significant industries. According to 2017 estimates from the Arizona Office of Tourism, visitors spent approximately \$23 billion in Arizona. Therefore, providing further support for the growth of Gilbert's tourism economy has been an important initiative for the Town. Recent notable support efforts have included several marketing campaigns catering to specific target visitors, hosting and maintaining the DiscoverGilbert.com website, and employing a full-time tourism administrator.



The opportunity and challenge Gilbert faces in the future is identifying how to further integrate various independent Town and community-based art and culture efforts as they expand in order to maximize the community's overall potential.

As travelers continue to look for unique, high quality opportunities for recreation, relaxation, and rejuvenation, Gilbert will also need to support investment in tourism and visitor experience infrastructure.



Economic Development

By identifying and investigating the factors and methods critical to successful economic and business development, Gilbert can build a stronger, healthier economy.

Educational Attainment

According to the 2017 ACS (1-year estimate), almost half (42.9%) of Gilbert's residents have a bachelor's or graduate/professional degree, over a third (36.1%) of the population have some college education or an associate degree, and only 2.7% of residents over the age of 25 have less than a high school diploma. In comparison, Gilbert's rate of population with a bachelor's or post-graduate degree falls below Scottsdale at 56.8% and Chandler at 43.8%, but is higher than the County as a whole at 32.3%.

Figure 24 - Educational Attainment
2017 ACS

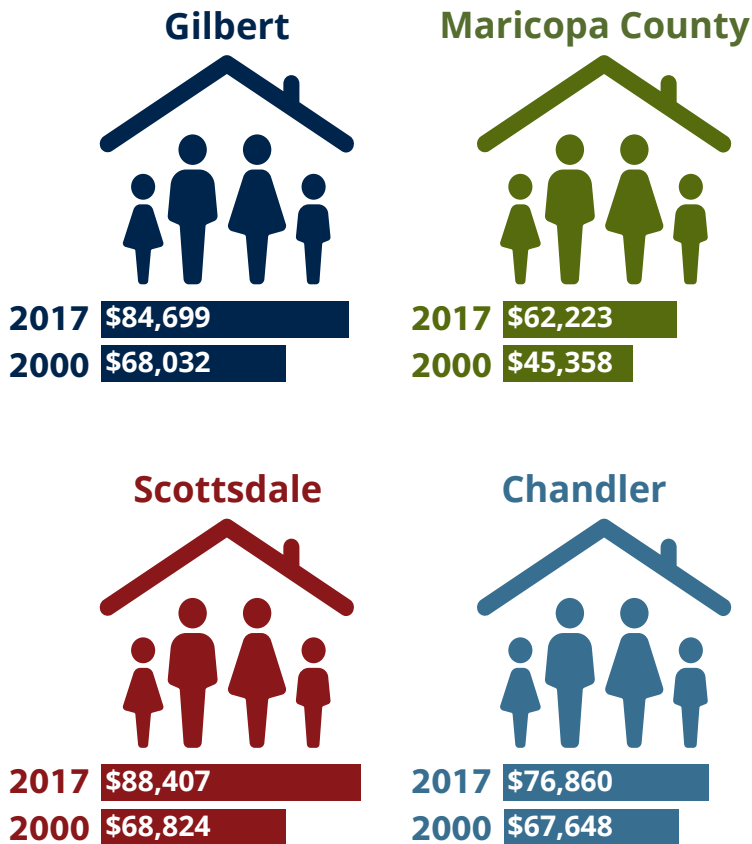


Income

Gilbert's population is fairly affluent. The 2017 ACS (1-year estimate) data shows the median household income for Gilbert is \$84,699. This compares to a median household income of \$62,223 for Maricopa County as a whole, and approximately \$88,407 for Scottsdale and \$76,860 for Chandler.

Figure 25 - Median Household Income

2017 ACS



The educational profile of Gilbert is indicative of a highly skilled workforce, which is strongly associated with higher income levels and an increased ability to attract top employers. This indicator also positively supports the overall structure and performance of the K-12 education system within the Town.

Gilbert's high median income level is a strong indicator of the community's, spending power and general economic health. As the Town looks to attract new business, especially retail, the strong economic standing and capacity of its residents plays an important role in the recruitment process.



Labor Force

The labor force is defined as those members of the population 16 years or older who are employed, or if unemployed, are looking for jobs. As of 2017, Gilbert's labor force stood at 128,569, up from 118,307 in 2010, and 58,180 in

2000. This 121% growth rate since 2000 is aligned with the Town's overall population growth over this same time period and further helps to drive economic expansion in the Town by displaying a strong job ready workforce that can

meet the needs of existing and new businesses. By comparison, in 2017 Chandler's labor force totaled 138,334, Scottsdale's totaled 134,014 and Maricopa County totaled 2,179,037.



Employment

The total number of employed Gilbert residents is estimated to be 124,556, while current estimates of employment (jobs) in Gilbert is approximately 66,690. The following graphs show the distribution of employment by industry sector (note: due to differing data sources the industry sector classification structures listed in Figures 26 and 28 are not consistent).

Of the jobs Gilbert residents are employed in, a large majority (23%) fall within the education/health care industry, followed by professional services (13%) and retail trade (12%) industries.

Figure 27, shows the vast majority of these workers commute to jobs outside of Gilbert predominantly in Chandler, Tempe, and Phoenix.

Figure 26 - Employed Gilbert Residents by Industry Type

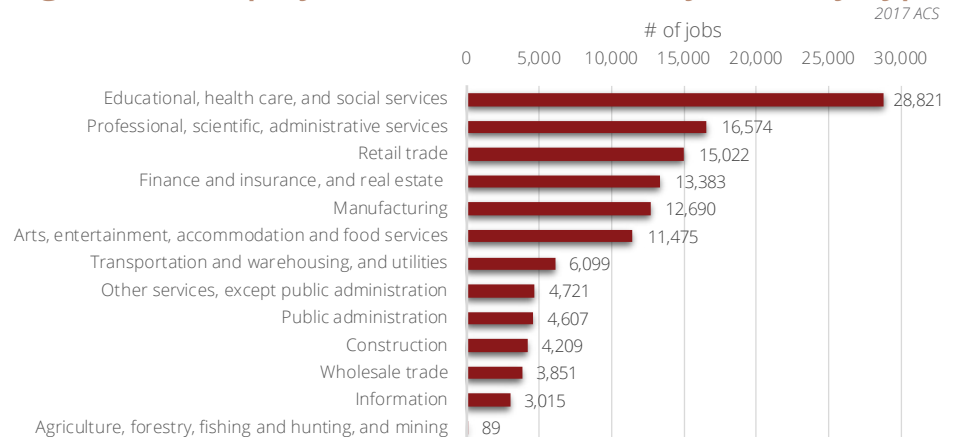
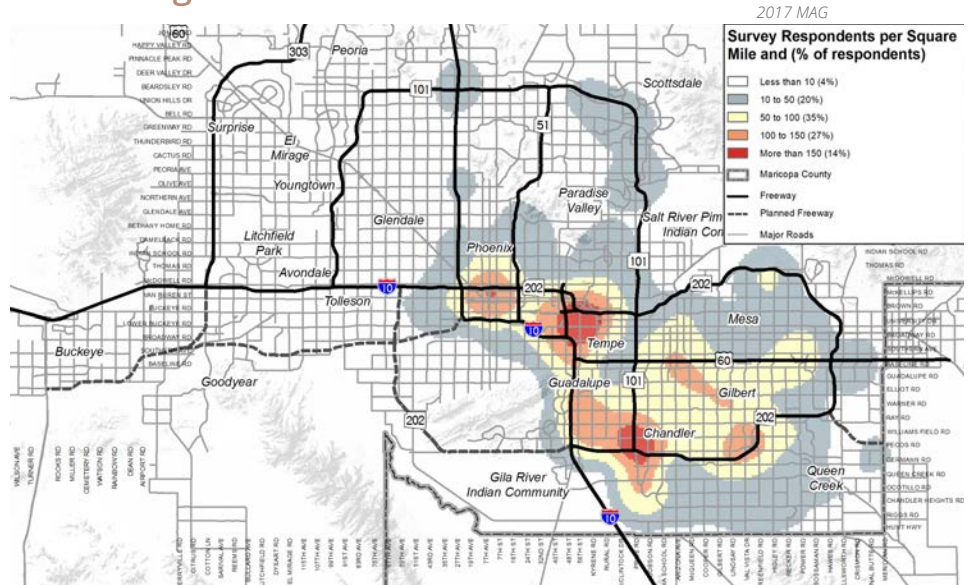


Figure 27 - Where Gilbert Residents Work



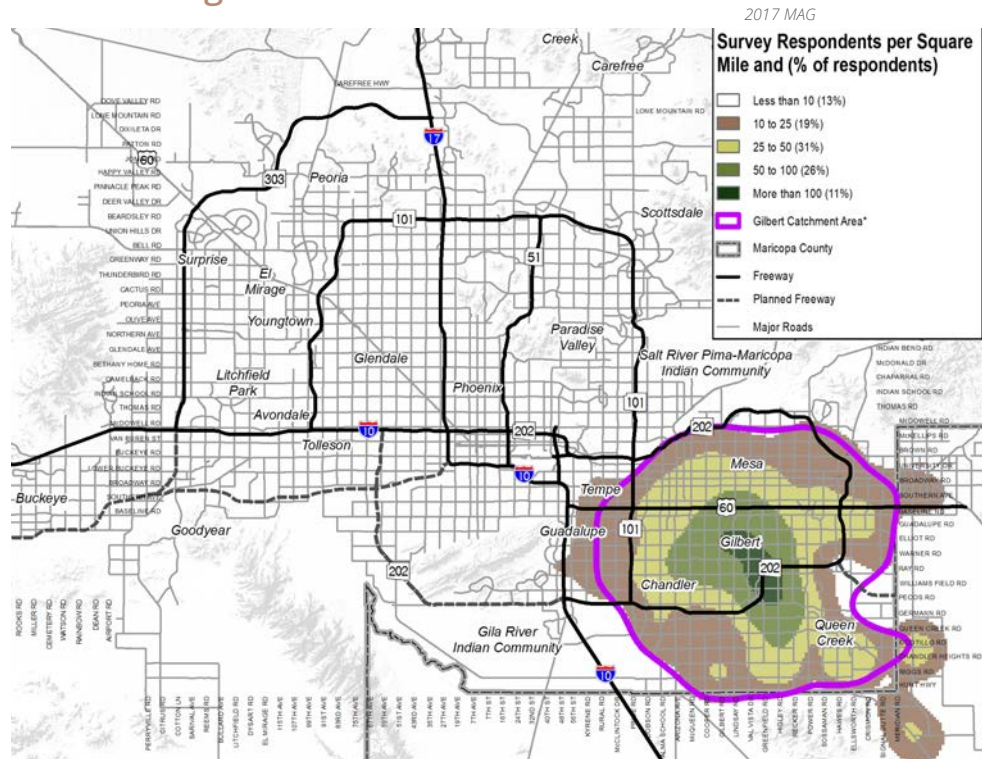
The 66,690 jobs that are located in Gilbert are dispersed across several industries. The highest concentrations include business services (16%), construction (16%), followed by consumer goods manufacturing (12%). **Figure 29**, displays the general catchment area (or the area that captures the preponderance of employees) located in the east valley.

As the national and local economy continues to improve, Gilbert's unemployment rate continues to drop and currently stands at 3.0%, which is lower than all other benchmark communities. Since 2000, Gilbert's unemployment rate has largely fared better than the cities of Chandler and Scottsdale as well as Maricopa County.

Figure 28 - Jobs In Gilbert By Industry Type



Figure 29 - Where Gilbert Workers Live



Gilbert has strong demographics for future economic growth. Residents are on average better educated, better paid, and include a larger segment of the population in its prime working years. Future forecasts of economic growth remain positive for Gilbert, particularly within the health, professional services, and technology sectors. From this perspective, the Town should be well positioned to capitalize on its past performance and existing assets to extend its economic growth.





Transportation & Mobility

A safe and efficient transportation system that provides a high degree of mobility fosters economic activity and promotes a high quality of life.

Road Network

Gilbert's well-developed grid network of roads helps to distribute traffic and provide alternate routes in the event of a road closure or restriction. There are a few existing traffic bottlenecks, mostly near the Loop 202 and US 60 freeways or in the less-developed southern and eastern parts of Gilbert. The Town has plans to effectively build-out the road network in the next five years through new road segments, a new traffic interchange at Lindsay Road/Loop 202, adding more through lanes on existing road segments, and widening several arterial-arterial intersections.

Transit Network

Compared to most other similar-sized cities in the Phoenix metropolitan area and across the country,

Gilbert's transit network is not as robust – particularly in the southern and eastern parts of Gilbert. This is due to a combination of factors that include demographics, high vehicle ownership levels, low density land uses, the grid roadway network that distributes vehicular traffic well, and lack of funding.

The planned Phoenix area commuter rail and Phoenix-Tucson passenger rail systems are expected to use the existing Union Pacific rail corridor that cuts diagonally through Gilbert, with rail stations proposed in the Heritage District and at Cooley Station. These high-capacity regional transit services are expected to attract commuters who currently have long vehicular commutes.

Bicycle & Pedestrian Facilities

Gilbert has one of the region's largest bicycle lane networks, with almost all of the arterial road segments containing bicycle lanes. There are also several shared use paths or trails in Gilbert, primarily along canal, power line, and freeway corridors. The League of American Bicyclists has designated Gilbert as a Bronze status bicycle-friendly community. Gilbert's off-street bicycle network is not as robust as many of the similar-sized cities in the region and does not have as many protected or grade-separated bicycle crossings at major roads.

Sidewalks are present on most road segments, as are sidewalk ramps that accommodate those with disabilities at most intersections. Most sidewalks along major roads in Gilbert are at least five feet wide and many of them have a buffer or planter strip separating them from the road. Shade coverage is infrequent on most sidewalks, which discourages pedestrian travel during the warm summer months.



Which of the following is Gilbert's most important transportation issue?

2020 Gilbert General Plan Update Community Survey Response

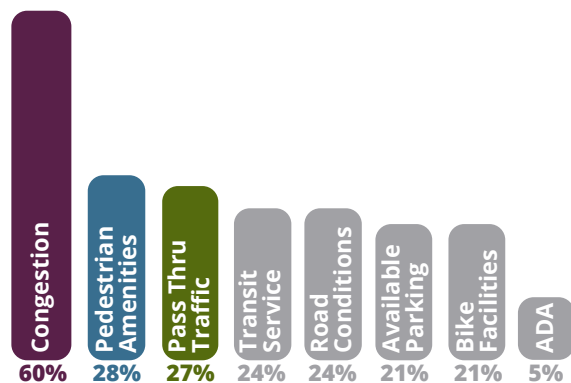
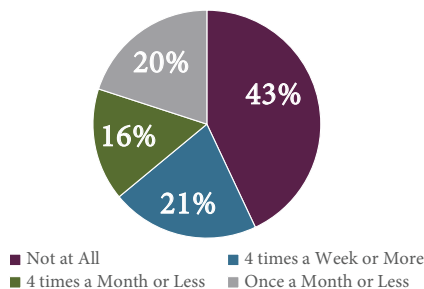


Figure 30 - Anticipated Use of High-Speed Mass Transit

2017 Gilbert Community Livability Report



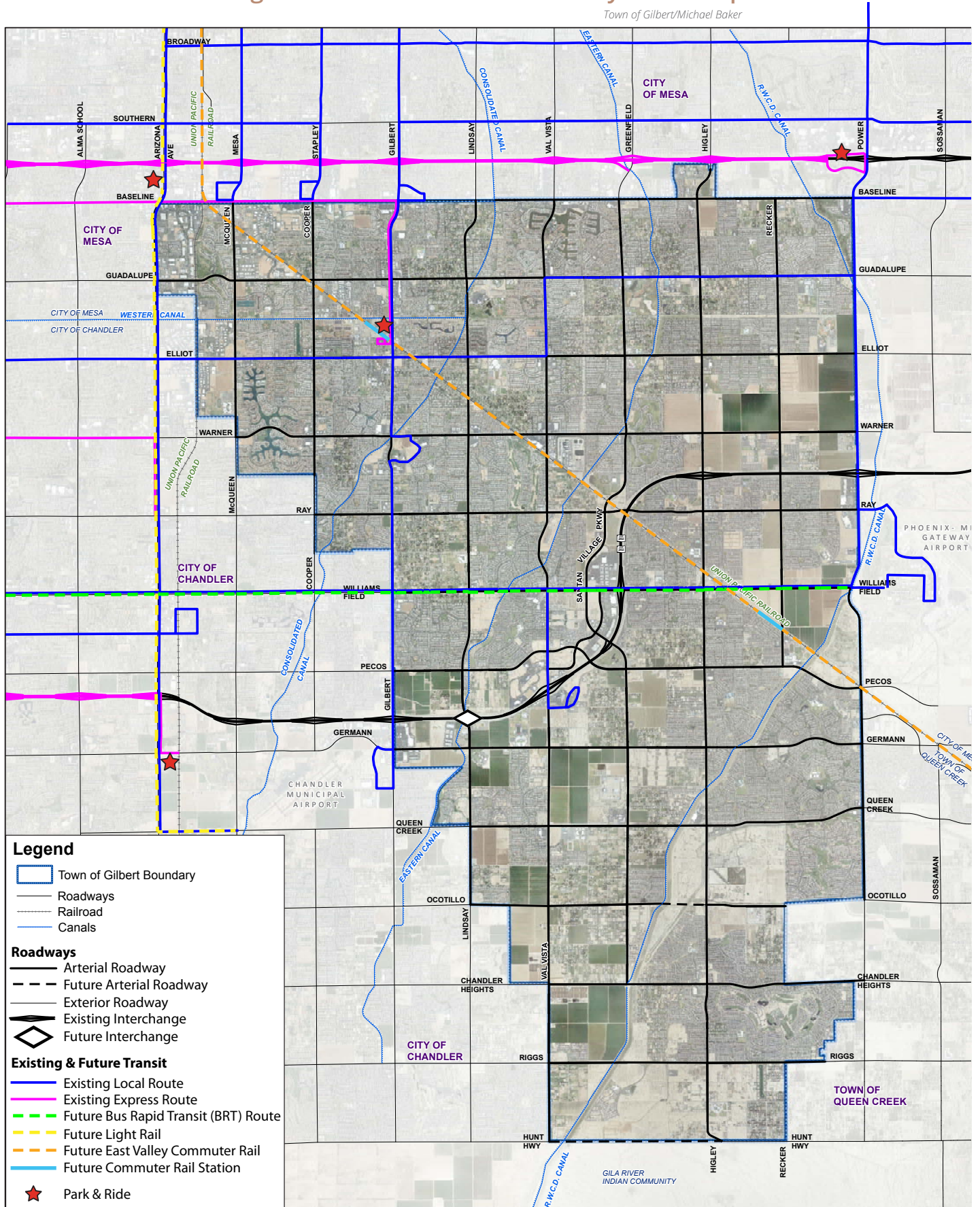
As the road network matures and infrastructure ages, operations and maintenance (O&M) costs will increase. Transitioning from an "expansion" mentality to a "modernization and preservation" mentality will require a reallocation of funding, priorities, and staff resources.

Additionally, as the road network nears build-out and land uses intensify, traffic volumes will continue to increase. When building more roads or widening existing roads becomes more expensive or even not feasible in some locations due to existing constraints, a re-allocation of travel lanes, more separation of mobility types, and/or a more robust transit network can help to reduce congestion and travel times.



Figure 31 - Circulation & Transit Systems Map

Town of Gilbert/Michael Baker



Travel Patterns

Only about 1% of households in Gilbert do not own a vehicle. More than 85% of households in Gilbert own two or more vehicles. Approximately 79% of Gilbert commuters drive to and from work by themselves, with 9% carpooling and 8% working from home. Less than 1% of Gilbert commuters use transit, compared to 5% nationwide. Less than 1% of Gilbert

commuters walk to and from work, compared to 3% nationwide. Less than 1% of Gilbert commuters ride a bicycle to work, which is similar to the nationwide percentage. The average commute time in 2016 for employees living in Gilbert was 25.3 minutes, which is higher than the regional and national average.

Transportation Technology

Gilbert has developed a fiber optic network along much of the road network that provides high-speed communications and data-sharing between intersections and the Town's traffic management center. Town staff can monitor traffic conditions and change traffic signal timing on-the-fly as needed in response to crashes, congestion, or other activities.

Figure 32 - Vehicle Ownership

2017 ACS

99%
of Gilbert
households have
access to 1 or more
vehicles

Figure 33 - Distribution of Commuting Modes

2017 ACS

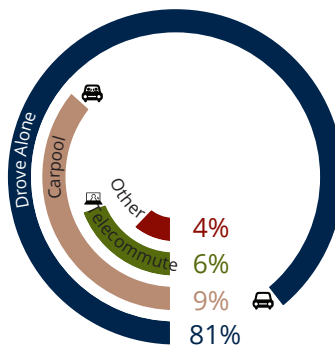
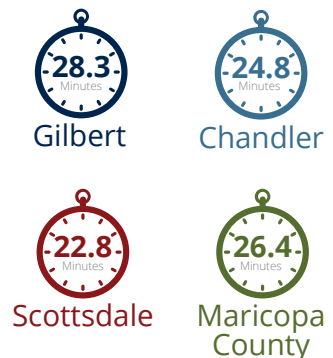


Figure 34 - Average Commute Time

2017 ACS



Micro-Mobility

Like many other Cities across the Valley and the Nation, Gilbert is experiencing the growth (and resulting benefits and challenges) of shared micro-mobility services within the Town. As a popular alternative to traditional modes

of transportation, micro-mobility most commonly refers to small personal transportation vehicles, such as E-scooters and docked/dockless ride share bikes. Currently, one company has deployed E-scooters within the

Town. A recent Gilbert online transportation poll showed, of the over 2,700 respondents; 64% want docked ride share bikes, 44% want E-scooters, and 40% want dockless ride share bikes in Gilbert.

Technological advances are being developed that will likely revolutionize transportation, from autonomous vehicles to vehicle-to-vehicle and vehicle-to-infrastructure communications. There are also changes afoot

in traveler preferences, from the rise in the use of Transportation Network Companies like Uber and Lyft to an increased desire for shared micro-mobility services that promote well-being and convenience such as

bicycle-share programs and E-scooters. These changes could alter future traffic generation rates, safety concerns, parking needs, and circulation patterns.





Parks & Recreation

In addition to making a positive contribution to the local economy and natural environment of a community, recreation amenities help to improve the overall quality of life and well being of residents.

Park Master Planning

The Town of Gilbert has a flourishing parks and recreation system that is built on community service providing accessible recreation and wellness options for all. Furthermore, the Town's Parks, Recreation and Trails Master Plan vision statement expresses: Exemplary parks, trails, open spaces, natural areas, arts and culture, leisure programs and facilities are safe and integral to Gilbert's unique identity, quality of life and economy.

Overall, Town parks are located based on the service standards outlined in the Parks and Recreation Master Plan and are accessible to all members of the community. Expansion of parks into new areas of growth are focused in a manner that is complementary to existing services and standards.

Park Classifications & Existing Facilities

The Gilbert Parks, Recreation, and Trails Master Plan identifies four park classifications within the Town:

District Parks: classified as 30 acres or more are designed to accommodate a wide variety of unique and standard recreation facilities and activities for individuals and groups.	Community Parks: classified as 10 to 30 acres in size and typically include a unique facility or attraction. Developed for individual and medium sized group activities.	Neighborhood Parks: classified as 1 to 10 acres in size to accommodate individual and small group recreational facilities. ¹	Specialty Park: no specific size range and can have a singular or unique function.
<ul style="list-style-type: none"> • Crossroads District Park • Discovery District Park • Freestone District Park • McQueen District Park • Regional Park² 	<ul style="list-style-type: none"> • Cosmo Dog Park • Zanjero Park 	<ul style="list-style-type: none"> • Circle G Park • John Allen Park • Oak Tree Park • Page Park • Sunview Park • Vaughn Avenue Basin • Veterans Park • Villa Madeira Park • Village II Park • Vista Allegre Park • Water Tower Plaza 	<ul style="list-style-type: none"> • Riparian Preserve at Water Ranch • Riparian Area at Neely Ranch • Nichols Park • Hetchler Park (Gilbert Soccer Complex) • Cactus Yards³ • Desert Sky Park⁴

1. This column only reflects public Neighborhood Parks. Parkway Improvement District (PKIDs) and Private Neighborhood Parks are not included.

2. The new Regional Park is currently in design and will start construction in January 2019 to be opened in September 2019.

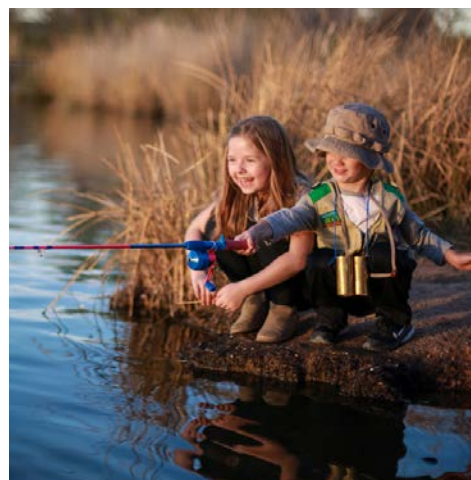
3. Cactus Yards (Formerly Elliot District Park) is scheduled to reopen in February 2019.

4. Desert Sky Park is currently in design and will start construction in January 2019 to be open in September 2019.

In addition to public parks, the Town also requires Neighborhood Parks as a component of Master Planned Communities. These parks are typically smaller than 10 acres

and are not generally available for use by residents outside of the managing Homeowners Association. Although private, these parks provide recreational

opportunities to their residents as well as significantly contribute to the Towns overall park system.



Future Park Development

A combination of community input and the outcome of the 2015 Sports Field Needs Assessment, resulted in the Town approving the development of the Gilbert Regional Park and Desert Sky Park. Construction of Phase 1 of these parks is currently underway with an anticipated completion in late 2019.

Gilbert Regional Park - The proposed features for Phase 1 of the Regional Park include tennis courts, pickle ball courts, a playground, splash pad, restrooms, ramadas, trails/sidewalks, monument sign, and parking. Future planned amenities include a lake, great lawn, amphitheater/stage, sand volleyball courts, tennis courts, restrooms, and a maintenance facility.

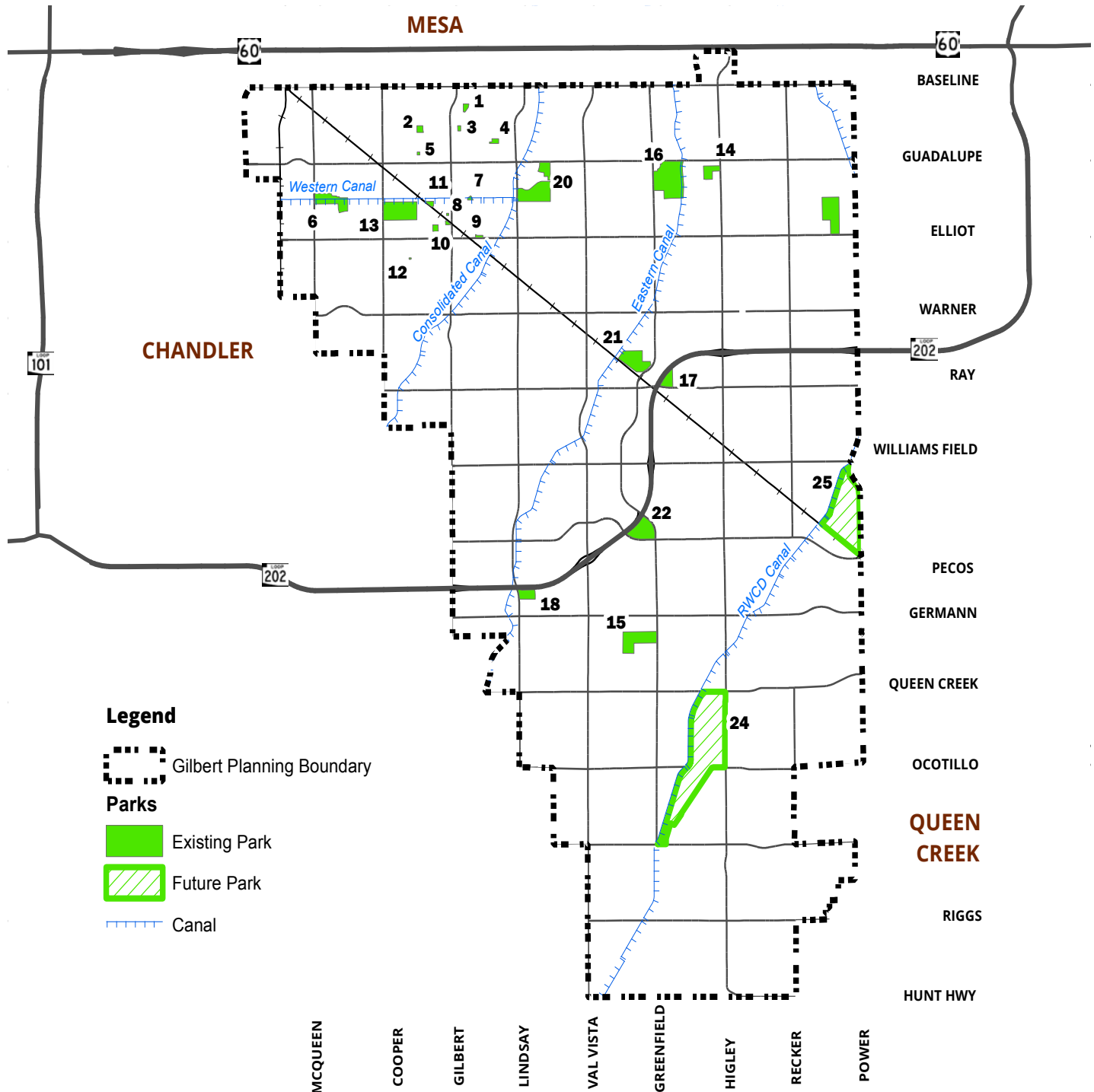
Desert Sky Park - The proposed features for Phase 1 of the Desert Sky Park include multi-use lit sports fields, a lake, parking, restrooms, trails/sidewalks, and a maintenance yard. Future planned amenities include a playground, multi-use lit sports fields, obstacle course, restrooms, ramadas and buffer areas.

In the future, parks, trails, and recreation will continue to play an important role in meeting the needs of residents as well as contributing to the overall character of Gilbert. However, as the Town approaches buildout, the traditional focus on expansion of these critical community amenities will transition to a greater need for preservation, and in some areas revitalization, in order to continue to provide “Best in Class” parks and recreation programs and facilities.



Figure 35 - Existing & Future Park Facilities Map

Town of Gilbert



Neighborhood Parks

- 1 - Sunview Park
- 2 - Oak Tree Park
- 3 - Vista Alegre Park
- 4 - Circle G Park
- 5 - Villa Madeira Park
- 6 - Vaughn Avenue Park
- 7 - Village II Park
- 8 - Veterans Park
- 9 - John Allen Park
- 10 - Page Park
- 11 - Water Tower Park
- 12 - Old West Basin

Specialty Parks

- 13 - Riparian Preserve at Neely Ranch
- 14 - Nichols Park
- 15 - Gilbert Soccer Complex
- 16 - Riparian Preserve at Water Ranch

Community Parks

- 17 - Cosmo Park
- 18 - Zanjero Park

District Parks

- 19 - McQueen District Park
- 20 - Freestone District Park
- 21 - Crossroads District Park
- 22 - Discovery District Park
- 23 - Elliot District Park

Planned Parks

- 24 - Gilbert Regional Park
- 25 - Desert Sky Park

Trail System

The Gilbert trail system relies on the large-scale infrastructure of canal, freeway, wash and utility corridors with a neighborhood scale of trails supplemented by private development and subdivisions that link to the larger infrastructure. The large-scale system also includes several trails that parallel arterial or collector streets.

In total, the Town of Gilbert has over 32 miles of existing shared use, paved paths and over 17 miles of existing shared-use unpaved trails. An additional 25.5 miles of unpaved trails, mostly along canal corridors, are proposed and not yet improved. The Town has aggressively been improving connectivity by filling in the gaps to provide a multimodal alternative. **Figure 37** identifies the alignment of existing and proposed trails within Gilbert.

Recreation Programs

The Gilbert Parks and Recreation Department offers a number of recreation programs and services to the residents of Gilbert and the surrounding area. The following table obtained from the Parks, Recreation, and Trails Master Plan outlines the composition of these program offerings.

However, the majority of programming efforts focus on youth, sports, aquatics, fitness and special events, with less emphasis on programs for other growing demographics of the community such as adults, seniors, special needs and teens.

Figure 36 - Parks & Recreation Program Offerings

Gilbert Parks, Recreation, and Trails Master Plan (2014)

Area	Focus	Program Examples
Sports²	Youth	Softball, Basketball, Football, Soccer, Tennis, Hockey, Ice Skating, Golf, Wrestling, Martial Arts, Horsemanship, Skateboarding, Hershey Track and Field and Gilbert Track and Field Clinic (does not include Gilbert Sports Coalition programs)
	Adult	Softball, Volleyball, Basketball, Tennis, Martial Arts, Golf, Fly Fishing, Tournaments and numerous classes
	Softball Tournaments	March Madness, Cinco De Mayo, Fall Frenzy, Spooky Slugfest, Gilbert Days Co-Ed, Gilbert Days Men/Women, Toys 4 Tots and New Year's Bash
Fitness	Youth	Classes, Gymnastics, Tumbling, Running Club and Memberships
	Adult	Classes, Weight Training, Boot Camp, Health Fair, Yoga, Personal Training, Zumba, Cycling, Memberships and Group Fitness
Cultural Arts	Youth	Tap Dance, Ballet, Hip Hop, Guitar, Music, Drama, Cooking and Arts and Crafts
	Adult	Scrap booking, Ballroom Dance, Cooking, Arts and Crafts, Guitar, Piano and Oil Painting
Education	Youth	Math, Reading, Science, Preschool, Sign Language, Spanish and Preschool-Age Classes
	Adult	Computer, Financial, Home schooling and Writing Skills
Aquatics	Youth	Swim Lessons, Swim/Dive Team, Jr. Lifeguard and Lifeguard Training
	Adult	Aquacise Classes
General Interest	Youth and Adult	Camps (After School, Summer, Spring and Fall), Day Camps, Center Special Events, First Aid/CPR and AED Training, Dog Obedience, One Day Seminars and Youth Fishing Day
Adaptive Recreation	Youth and Adult	Bowling, Special Events, Arts and Crafts, Basketball, Cheerleading, Yoga, Martial Arts, Fitness and Trips
Special Events	Community	Concerts in the Park, Global Village Festival, 5k and 1 mile Fun Run, Nights of Lights, Gilbert Days Parade, Martin Luther King, Feathered Friends and Riparian After Dark
Teen Programs	Teens	Programming is included with youth and adults.
Outdoor Recreation		Riparian classes and programs include bird walks, dragon fly walks, astronomy experience, owl walks, preserve tours and fishing clinics.
Seniors		Programs are provided by Chandler Christian Community Center and include trips, games, crafts, exercise, dance and other programs
Self-Directed		Drop-in Basketball/Volleyball, Weight Room Access, Drop-in Swimming, Drop-in Ice Skating and Riparian

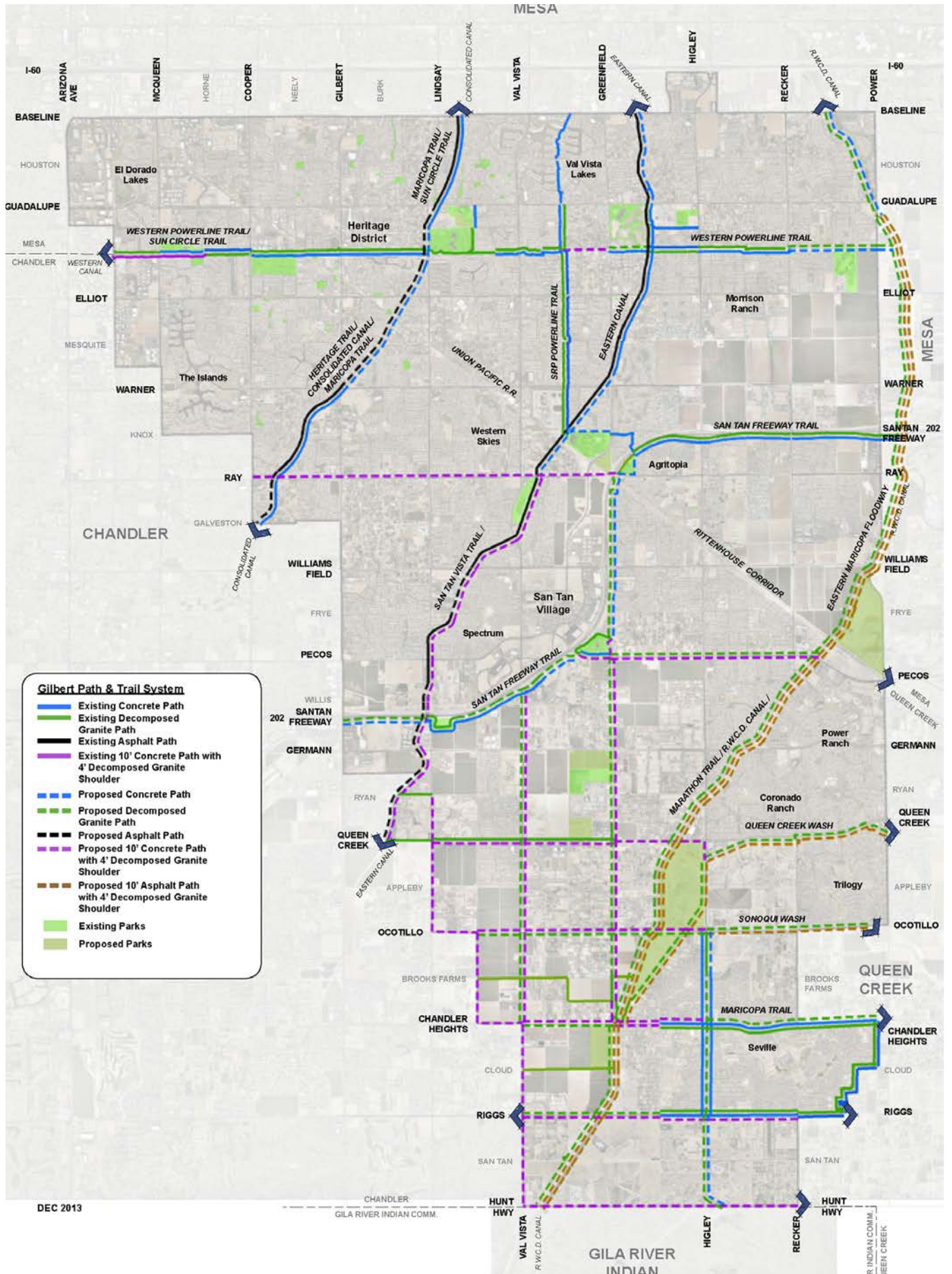
¹Program classifications are reflective of the way the Town organizes and lists its classes and programs

²Programs are offered in Gilbert by various youth organizations in addition to Gilbert Parks and Recreation



Figure 37 - Existing & Proposed Trail System Map

Gilbert Parks, Recreation, and Trails Master Plan (2014)





Health & Well-Being

Understanding risk factors and health indicators can help inform the public about the overall welfare of a community and in-turn contribute to developing policies that meet the long-term health needs of residents.

Health Measures

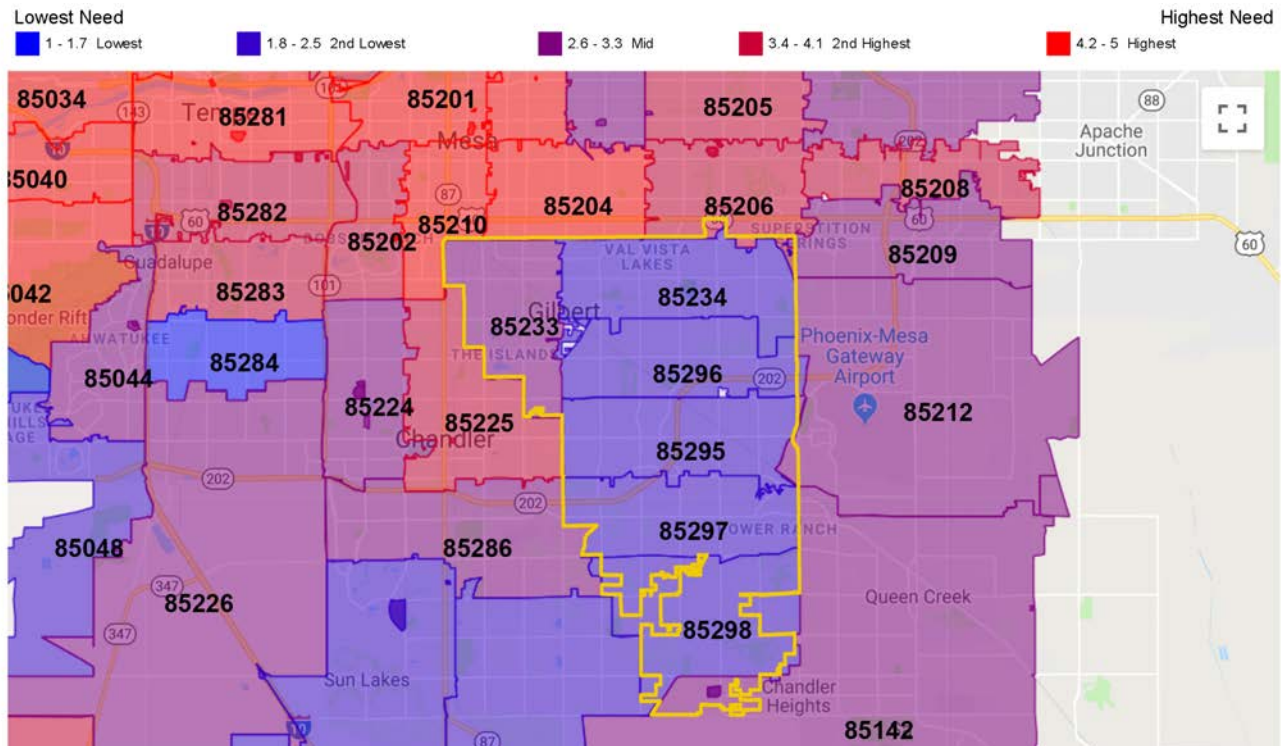
Gilbert is no stranger to accolades both locally and nationally. Healthy Arizona Worksites awarded the Town of Gilbert the Gold Award for Healthy Arizona Work Places in 2018 due to strong worksite wellness initiatives. Gilbert was also noted by the Phoenix Business Journal as having nine of the healthiest employers in the Valley and was listed as the 17th best community in the country for people with disabilities by WalletHub. Gilbert appeals to many as an active, happy, healthy place to live perhaps now more than ever.

Completed in January 2019, Mercy Gilbert Medical Center (MGMC), in partnership with Synapse and the Maricopa County Department of Public Health

(MCDPH) assessed the health needs of residents of Maricopa County as well as those in their primary service area which encompasses Gilbert. Within this assessment a Community Needs Index (CNI), developed by Dignity Health and Truven Health Analytics, was used to identify the severity of health disparity for each zip code in Gilbert based on a select group of barriers to healthcare access. These barriers include income, language, educational, insurance and housing barriers. According to the CNI results illustrated in **Figure 38**, all zip codes within Gilbert's Planning Area display a moderate (mid) to low risk of barriers to healthcare access.

Figure 38 - Community Needs Index Map

Mercy Gilbert Community Health Needs Assessment (2018)



Weight & Physical Activity - Maintaining a healthy weight and regular physical activity is important for long term health and prevention of chronic diseases such as Type 2 diabetes, heart disease, stroke, and some types of cancer.

Analysis of data from the Center for Disease Control (CDC) Behavioral Risk Factor Surveillance System (BRFSS) by PolicyMap displays that the majority of census blocks within Gilbert exhibit a lower percentage of adults who reported to be overweight in comparison to adjacent communities. Overweight is defined as a body mass index (BMI) of 25 or higher; obesity is defined as a BMI of 30 or higher. Conversely, a large portion of Gilbert exhibits a higher percentage of adults who report meeting physical activity recommendations than surrounding communities. Physical activity recommendations for adults call for at least 30 minutes of moderate to vigorous activity per day for health benefits.

Mental Health - Mental health is among the top ten leading causes of emergency department visits for MGMC's primary service area. In the 2012 Mercy Gilbert Medical Center (MGMC) Community Health Needs Assessment, MGMC reported that adult mental health conditions accounted for 75% of the visits at MGMC.

They also reported that 20% of deaths among adolescents age 15 to 19 are due to suicide. Studies indicate, of those who die from suicide, more than 90% have a diagnosable mental disorder. Substance abuse and mental illness are also closely linked and MGMC further indicated emergency rooms recorded a 56% increase in youth coming to emergency rooms for substance or alcohol related issues in 2012.



Figure 39 - Overweight Analysis

PolicyMap

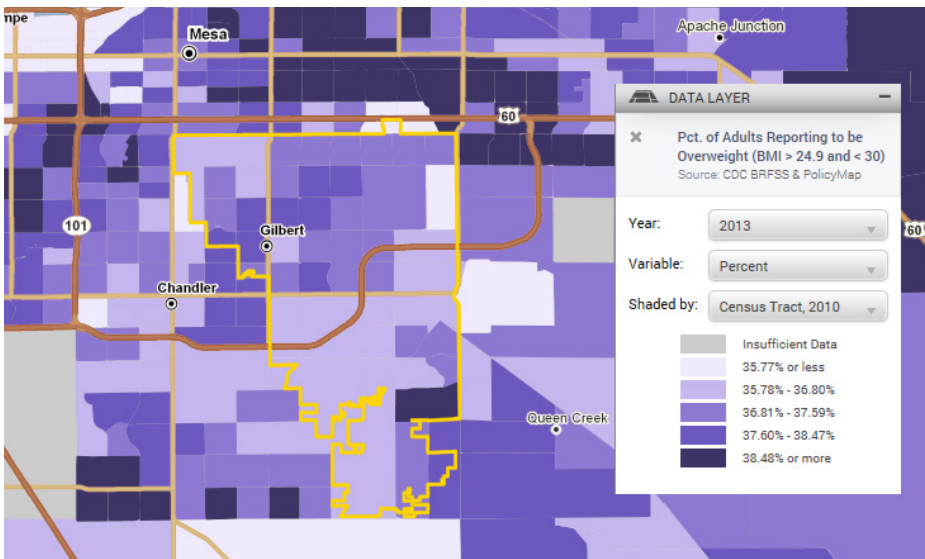
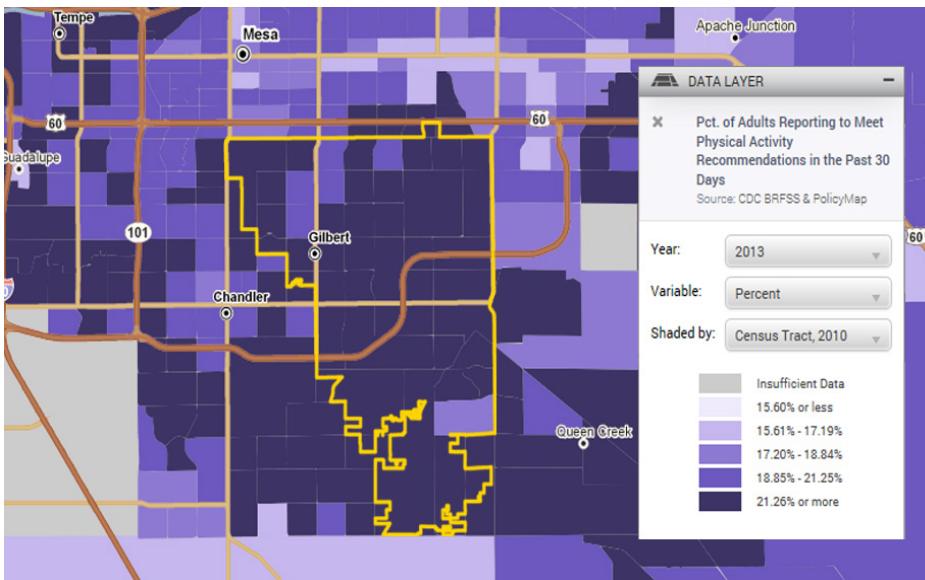


Figure 40 - Physical Activity Analysis

PolicyMap



Poverty

Poverty is determined by using income thresholds for a household of a given size. According to the 2017 ACS (1-year estimate), 6.2% of the population in Gilbert is living in poverty, and 4.7% of families are living in poverty. This is considerably lower than the County rate of 16.5% of the population and the Arizona rate of 17.2% of the population. However, the percentage of families and individuals in Gilbert living in poverty has gone up since 2000.

Approximately 14,000 Gilbert residents are living below the federal poverty level (including the more than 7,000 severely challenged by living on less than 50% of the poverty level), with another 3,700 residents receiving SNAP/ food stamp assistance, and 798 residents receiving energy assistance. According to federal poverty guidelines, low-income workers are defined as those living below 200% of the federal poverty threshold. Considering this definition, another approximately 26,248 Gilbert residents are experiencing individual and family

While Gilbert exhibits high accomplishments relative to health measures overall, consideration should still be given to the experiences of the smaller segment of Gilbert residents who are struggling with challenges that diminish their

quality of life. A healthier population is happier, more productive, and reduces the cost of all levels of government.

There is emerging consensus that communities that are in good physical shape and

have access to and know where to get critical health and emergency services, are more resilient and can often recover after a disaster more quickly and with less negative health issues.



hardship. This highlights the critical importance of enhancing connections between residents and the services they need to enhance their ability to attain the most basic quality of life. (Source: Human Services Needs Assessment for the Town of Gilbert -2014)

Social Services

Social service organizations are prevalent within Gilbert and provide residents with information, resource, referral, advocacy, and counseling assistance. These organizations are vital to helping Gilbert residents meet their basic needs as well as improve their overall quality of life.

The Town's Community Resources division also provides assistance to Gilbert residents and partners with local providers to expand the range of services within the community. One example of this collaboration includes the recently opened Heritage Center, which provides access to medical, dental, counseling, and other social services through programs supported by AZCEND, Dignity Health, Mission of Mercy, and Southwest Behavioral Health.

Faith Groups

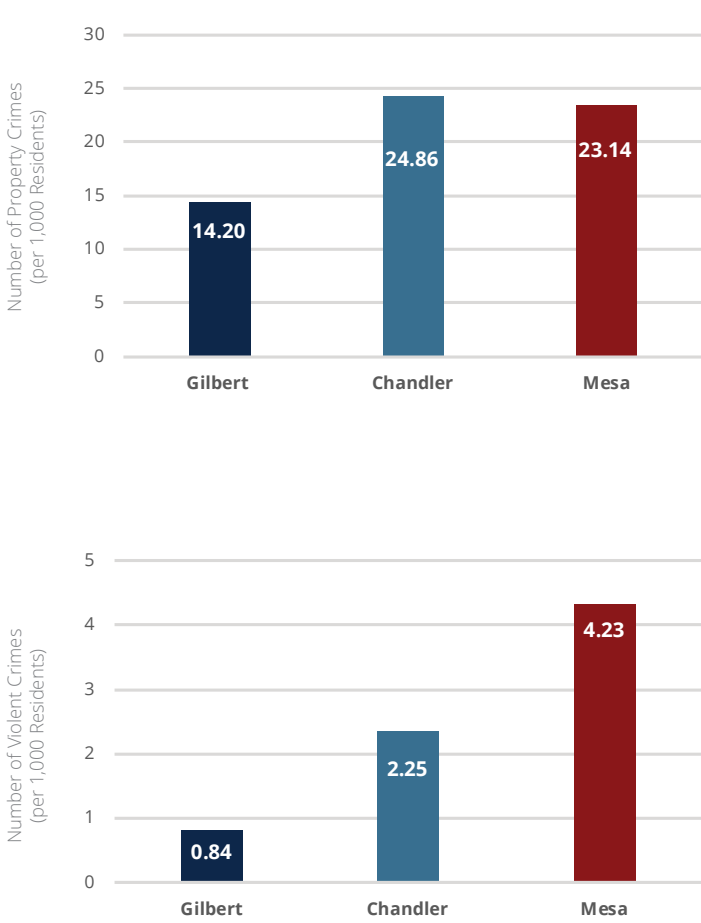
There is a growing body of research which shows how faith groups can have a positive impact on both the health of their members and the wider community as a whole. At this time, there are approximately 93 faith based groups that are active within Gilbert. Through their commitment to service, both with their own members and with the greater community, faith groups contribute substantial social capital. Examples of social action Gilbert's faith groups sponsor include numerous food banks, volunteer time with local nonprofit organizations, and direct charitable donations.

There is an increasing number of families and individuals in Gilbert living in poverty, so there is a companion need to establish more programs and policies that will help to curb this trend and improve the quality of life and well-being of all residents.

Crime

Crime is important to health and well being for three major reasons. The first reason is people exposed to violence and crime are subject to an increased risk for poor long-term behavioral and mental health outcomes (anxiety, depression and post-traumatic stress disorder); the second is that one of the primary indicators that someone will carry out a crime is first being the victim of one; and the third reason is direct health impacts such as premature death, injury and disability.

Figure 41 - Crime Rate
Gilbert Benchmark Report (2018)



Gilbert is performing well in comparison to benchmark communities, however as the Town grows, resources will need to expand in order to maintain or improve response times.



A photograph of the Gilbert Fire & Rescue No. 7 building. It is a two-story brick structure with a red roof and a small portico over the entrance. An American flag flies on a tall pole in front of the building. A brick wall in the foreground also displays the name and address of the station.

Infrastructure & Public Services

Adequate utility infrastructure and public services are essential to the support of land use and economic development. To be sustainable, planning must take into consideration and be consistent with existing and proposed public facilities.

Public Safety

Fire - The Administration and Fire Prevention Division are located in the east wing of the Public Safety Complex. The Gilbert Fire Department maintains eleven (11) stations spread throughout the incorporated areas of Town. They are generally located within two (2) miles of their most distant response location and the development of one (1) more station is planned for the complete build out of Gilbert. The Gilbert Fire Department also provides fire protection for the unincorporated areas of Maricopa County located within Gilbert's Planning Area.

Emergency Medical Services (EMS) has become a major part of the Department's activity comprising a majority of the total calls for service. Gilbert has paramedics assigned to each responding unit.

Ambulance transportation is contracted to a private ambulance provider.

In November 2018, Gilbert voters approved a bond measure to construct a new public safety training facility. The facility will be located near the northwest corner of Power Road and Pecos Road. The proposed training facility consists of multiple tactical, prop and classroom structures, shooting range, and a driver training track that will provide best-in-class training of firefighters as well as police officers and other first responders.

Police - The Town of Gilbert maintains its own police force and services incorporated areas with 24-hour patrol. Headquarters is located at the Public Safety Complex directly south of the Municipal Center. The

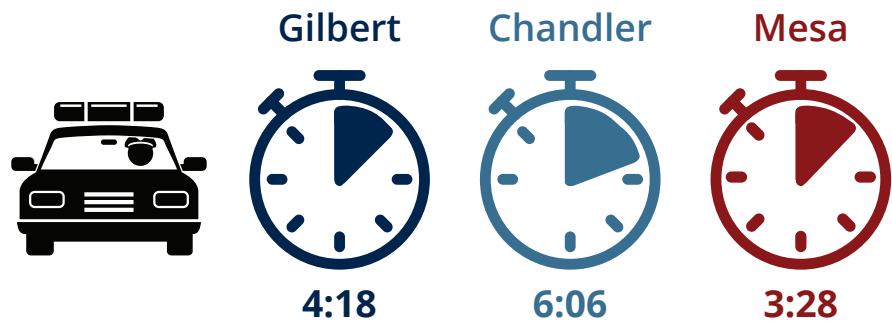
Public Safety Complex houses all police operations except for property and evidence storage that is in a facility adjacent to Fire Station #1. A sub-station is located at the South Area Service Center at Greenfield and Queen Creek Roads. In 2014, the Chandler and Gilbert Police Departments opened the Gilbert-Chandler Joint Holding Facility. This facility allows for 24/7 detention services for both agencies.

The Department currently seeks to maintain a 1.1 officers per thousand population ratio. The target ratio at build-out is 1.3 officers per thousand. During

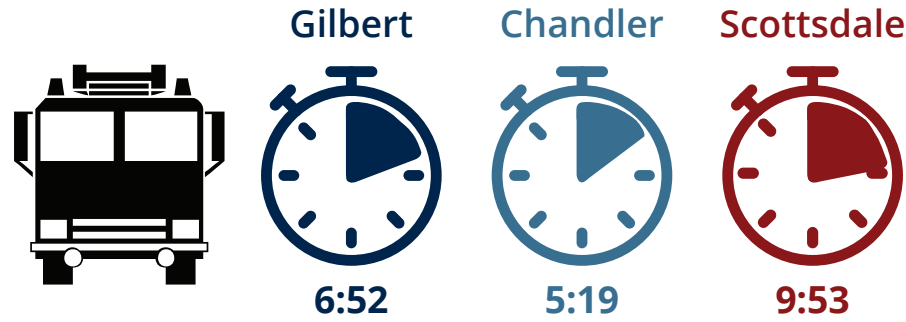
fiscal year 2017, the department was staffed with 241 sworn officers and 125 civilians. At projected build-out population of approximately 330,000, the Department plans to employ 462 sworn officers (at 1.4 per 1,000) and 217 civilians. While officer per thousand ratios are a benchmark used by surrounding agencies, Gilbert attempts to base staffing requirements on a formula that measures unassigned time for officers. The nationally recognized formula forms the time and availability basis for proper implementation of community-oriented policing practices.

Figure 42 - Police & Fire Response Times
Gilbert Benchmark Report (2018)

Average Police Response Time (Minutes)



Average Fire Response Time (Minutes)



Community Services

Schools - The Town of Gilbert is served by four public-school districts including, the Gilbert Public School District and portions of the Higley Unified School District to the east, Mesa Public School District to the north, as well as the Chandler Unified School District to the south and west.

There are approximately 46 primary and secondary (elementary, middle, and high school) public schools within the Town of Gilbert, and 16 magnet or charter schools (though a few public schools offer charter schools within their existing curriculum for those students wishing to focus on arts, athletics, and STEM). Gilbert School District was named # 4 in the Top 500 School Districts in America in 2018 (only six Arizona school districts made it on the list) and the average high school graduation rate is 90%.

Total enrollment for the Town of Gilbert K-12 is 55,106, with 3,918 enrolled in preschool, and 15,761 enrolled in some form of college as of 2017. This reflects a 23% increase in K-12 enrollment since 2010. However, between 2010 and 2017 combined enrollment of preschool and kindergarten aged children has declined by 2,135 students.

Secondary education is available in Gilbert through the Chandler-Gilbert Community College, which is part of the Maricopa Community College system. Although located in Chandler, the main campus is situated immediately adjacent to Gilbert on the northwest corner of Gilbert Road and Pecos Road. The Town also has immediate proximity to the Arizona State University Polytechnic Campus located in Mesa at Power Road and Williams Field Road adjacent to the Phoenix-Mesa Gateway Airport. As an extension of Arizona State University, the school focuses on studies in interdisciplinary sciences, engineering, management, technology and education with a growing enrollment of over 4,380 undergraduate students.

In 2018, the Town also announced the opening of Park University to be located in the Heritage District at the University Building. The Gilbert Campus is

Park's second location in the Phoenix area and third campus in Arizona. The University offers both undergraduate and graduate degree programs and projects an enrollment of 300 students within the first three years of operation.

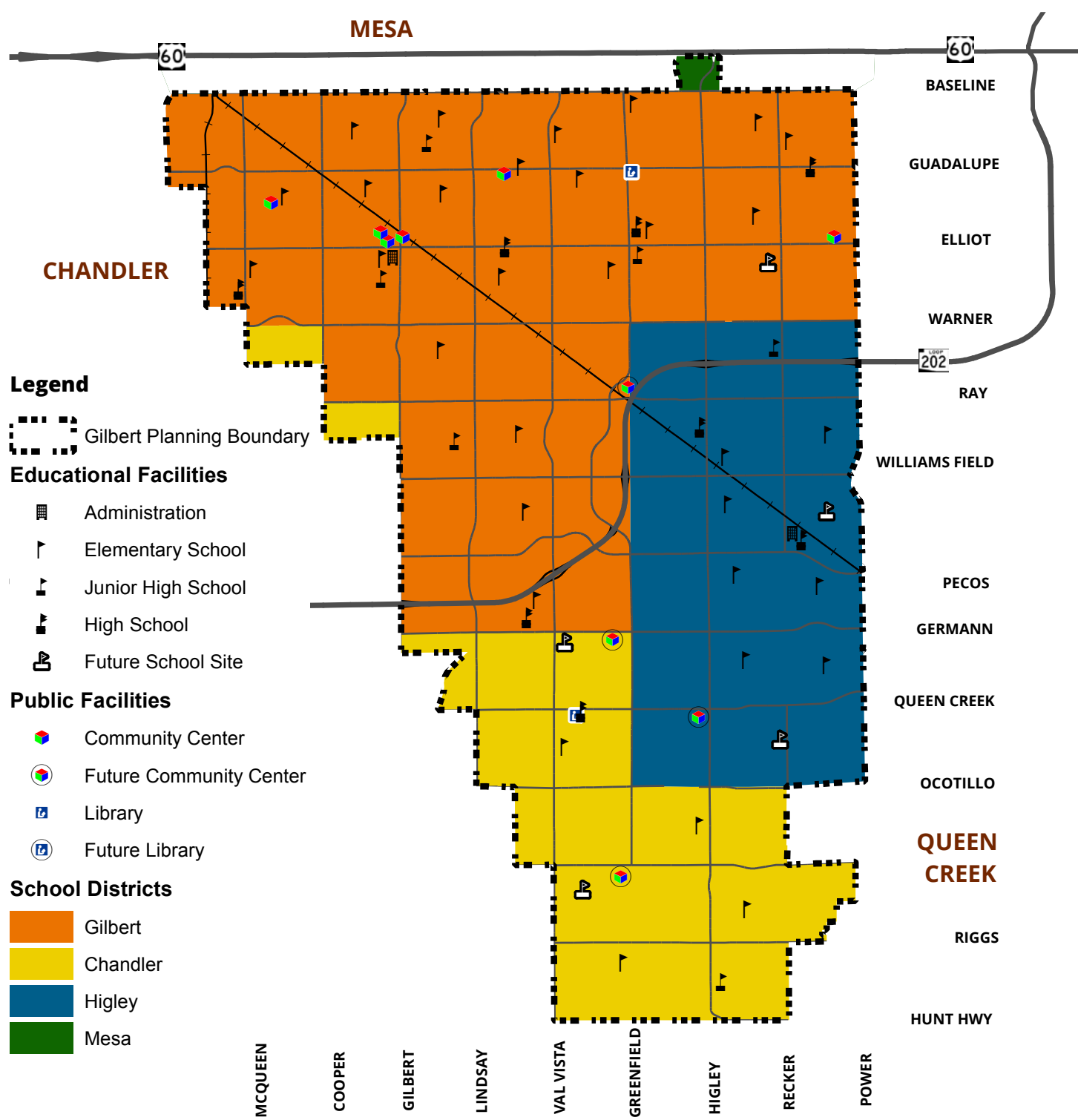
Community Centers/Libraries - The Town's Community Centers serve as anchors to several parks and their surrounding neighborhoods within Gilbert. In addition to being locations for recreation and fitness, Gilbert's Community Centers also provide social services, education opportunities, health initiatives and social gathering spaces.

- Gilbert Community Center/Senior Center
- Freestone Recreation Center
- McQueen Park & Activity Center
- Gilbert Civic Center & Event Space
- Heritage Center

There are two public libraries located within Gilbert. Each facility is operated as a branch of the Maricopa County Library District. In addition to materials in multiple formats, these facilities provide internet accessible, word processing and activity based computers for all ages.

- Southeast Regional Library
- Perry Branch Library

Figure 43 - Community Services Map
Town of Gilbert/Michael Baker



Utility Services

Water Resources - The Town has a diverse water resources portfolio consisting of surface water, groundwater, and reclaimed water sources. Analysis completed as part of the Gilbert Integrated Water Resources Master Plan Update (IWRMPU) 2018 indicated the Town has sufficient supplies and stored long-term storage credits (LTSCs) to meet build-out demands for the lowest 100-year water supply projections. However, to provide additional operational flexibility in balancing surface water and groundwater uses, desired economic growth conditions, and remain well positioned for regulatory changes that may occur in the future, such as the current discussion of an interstate Drought Contingency Plan, the Town is actively pursuing additional water resources to supplement its water resource portfolio.

Water System - The Town's water system is currently operated as four separate pressure zones served by two surface water treatment plants (North Water Treatment Plant and San Tan Vista Water Treatment Plant) and several remote facilities that include groundwater wells, ground storage tanks, and booster stations. The San Tan Vista Water Treatment Plant was built and is operating in partnership with the City of Chandler. Overall, the Town will have sufficient Water Treatment Plant (WTP) and groundwater production capacity to meet maximum day demands at build-out, but the Town must maintain a robust well maintenance and rehabilitation program to sustain this production capacity in the future.

Wastewater System - The Town's wastewater collection system consists of over 900 miles of sanitary sewer pipeline that collects and conveys wastewater to two wastewater reclamation plants (WRPs); Neely WRP and Greenfield WRP. While the Neely WRP is owned and operated by Gilbert, the Greenfield WRP is co-owned by Gilbert, Queen Creek and Mesa who also operate the facility. In addition to gravity flow, the Town's wastewater collection system has several lift stations that collect and pump sewage to its wastewater treatment facilities. Each of these WRPs is capable of producing Class A+ reclaimed

Water Sources

Surface water:

- Salt River Project (SRP)
- Roosevelt Water Conservation District (RWCD)
- Colorado River Supplies
 - Central Arizona Project (CAP) Municipal and Industrial (M&I) allocation
 - Native American Community Water Entitlements and Leases

Groundwater:

- Initial Groundwater Allowance
- Annual Incidental Recharge Volume

Reclaimed water:

- Direct Delivery for Non-Potable Uses
- Underground Storage and Recovery

water for delivery to the Town's reclaimed water system. With planned expansions of the Greenfield WRP and collection systems in high growth areas, the Town is expected to have adequate flow capacity to accommodate build-out projections.

Reclaimed Water System - The Town's reclaimed water system is operated as two zones (the North Zone and the South Zone) and is comprised of a series of storage tanks, pump stations, recharge facilities and recovery wells located in both zones. The North Zone is served with reclaimed water from Neely WRP and the South Zone is served with reclaimed water produced at the Greenfield WRP. On average, the overall build-out supply is much greater than the build-out demand in the South Zone and the North Zone. Although, a seasonal analysis showed additional reclaimed water supplies are needed to meet peak summertime reclaimed water demand in the North Zone. Conversion of septic system customers to distribution system customers would help to adequately meet peak summertime demand in the North Zone. Without septic conversion, the North Zone will need to be supplemented from the South or utilize recovery wells to have adequate reclaim water supply during the summer peaks.

Stormwater - The Town's stormwater system is comprised of a system of municipally owned or operated stormwater conveyances consisting of curbs, gutters, inlets, catch basins, underground pipes, retention basins, natural washes and man-made channels. The majority of the Town's public stormwater system is maintained by the Public Works Department, although, stormwater in portions of the Town also discharge into regional floodways that are owned and operated by the Flood Control District of Maricopa County. Through agriculture production and urban development patterns, most natural drainage ways within Gilbert have been modified to engineered solutions.

The existing Town of Gilbert storm drain system is limited in its service area and capacity. Due to the limited nature of the storm drain system, most developments are required to retain their own runoff plus the runoff from adjacent half streets onsite. All new developments shall provide retention for the run-off generated by the 50-year, 24-hour storm (3 inches). Retention basins are required to be drained within 36-hours.

The Federal Emergency Management Agency (FEMA) has published flood plain maps showing areas that would be inundated by the 100-year flood. These areas generally follow the Union Pacific Railroad tracks and the three major irrigation canals that traverse the Town as well as include portions of land located west of McQueen Road and north of Warner Road.

Solid Waste/Recycling - Gilbert provides same day, weekly collection of solid waste and recyclables from all residential units in the incorporated areas as an exclusive service provider. The Town provides residential customers with two separate containers for waste separation: one for trash and one for commingled recyclables. Bulk trash pick-up for items that are too large to fit in curbside containers is also provided to residential customers every five weeks or approximately 10 times per calendar year. Commercial services are provided by the Town and private sector collection companies, as required by

state law. County residents located within the Gilbert Planning Area utilize privately owned services for solid waste removal.

The majority of the Town's solid waste is sent to the Salt River Landfill, which is an enterprise of the Salt River Pima-Maricopa Indian Community. The Salt River Landfill is projected to have capacity until 2032. Residents also have the option to utilize two designated transfer stations to dispose of up to one ton loads once every 30 days at no cost.

To encourage more sustainable practices, the Town also provides diversion services which includes youth education programs, appliance recycling, and composting bins in addition to curbside recycling.



Public Services

Electric Service - Electricity is provided to the Gilbert Planning Area by Salt River Project (SRP), with the exception of a 4 square mile area bounded by Guadalupe Road to the north, Warner Road to the south, Cooper Road to the west, and Lindsay Road to the east which is served by Arizona Public Service (APS). As Arizona's two largest and longest serving electric companies, SRP and APS have well established facilities to maintain a sufficient level of service for future electricity demand in the Planning Area. Most electrical service lines to individual users are located underground, with larger transmission lines located above ground. Major transmission lines (230 kV and above) are shown on **Figure 44** and are also programmed for dual use as passive recreation corridors within the Towns Parks, Open Space, and Trails System. The SRP Santan Generating Station is a natural gas fueled facility located at the southeast corner of Val Vista Road and Warner Road.

Natural Gas - Southwest Gas provides natural gas service to residents and businesses within the Gilbert Planning Area. Natural gas transmission pipelines are shown on **Figure 44** and are generally located along the Pecos Road alignment as well as portions of the UPRR, Warner Road, Cooper Road, and Western Canal.

Telecommunications - Within the Town all residents have access to wireline (cable, DSL, Fiber) or wireless (over air) providers. Nearly all have access to at least one of the two primary wireline providers; CenturyLink and Cox Communications. Of wireline options, cable and DSL services are widely available, although fiber availability is limited to only a small portion of the Town. There are several companies that provide wireless, internet, phone, and digital satellite services including Verizon, AT&T, Sprint, and T-Mobile cellular providers and DirectTV and Dish satellite TV providers. Gilbert residents generally have better access to wireline and wireless technology as compared to the nation.

The next-generation 5G network will be one hundred times faster than the current 4G mobile network that is available in Gilbert. This advancement is expected to bring a range of economic and social

benefits that will enable a variety of smart city innovations, expansion of the Internet of Things network, and autonomous vehicles advancements, just to name a few. In March 2017, Governor Doug Ducey signed into law House Bill 2365, which in part will help advance the deployment of 5G connectivity by allowing wireless carriers to install, operate and maintain small cell equipment in city and town rights-of-way. In December 2017, Gilbert enhanced this action by becoming the first community in the state to fully implement a streamlined program for the permitting of these small wireless facilities in municipal rights-of-way, allowing wireless companies to install small cell infrastructure on street lights, traffic signals and other utility poles. As one of the first communities in America to streamline rules for small cell deployment, Gilbert is expected to benefit from increased economic investment and job growth.

Figure 44 - Infrastructure & Public Facilities Map

Town of Gilbert/Michael Baker/NPMS

